



Oregon

Tina Kotek, Governor



Department of Consumer
and Business Services

Electrical and Elevator Board

Late submissions meeting agenda
Document added to IV.B., and new Item IV.C.

Meeting date: Thursday, Sept. 25, 2025

Time: 9:30 a.m.

In-person attendance: Building Codes Division Salem office in Conference Room A

Virtual connection and online streaming: View the live meeting or access the connection information for the Zoom meeting at: Oregon.gov/bcd/Pages/bcd-video.aspx

I. Board business

- A. Call to order
- B. Roll call
- C. Approval of agenda and order of business
- D. Approval of the draft board meeting minutes of [July 24, 2025](#)
- E. Date of the next scheduled meeting: Nov. 20, 2025
- F. Chair/Vice-chair vote

II. Public comment

The board will hear public testimony from individuals who have signed up in advance and for those connected virtually.

Pre-registered:

- 1. John Georges – Discuss the possibility of reducing the license requirements for plug and play solar installations
- 2. Mike Pratt – Discuss the requirements of a stage electrician employed by an electrical contractor

III. Reports and updates

- A. Electrical program update
- B. Elevator program update
- C. Compliance update with Director of Oregon Bureau of Labor and Industries
- D. Board vote on consent orders for [cases proposed for resolution](#) as outlined in the compliance matrix (**Board action required**)
- E. Final orders by default [outlined in the compliance matrix](#) (**No board action required**)



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P.O. Box 14470
Salem, OR 97304



503-378-4133



bcd.info@dcbs.oregon.gov



oregon.gov/bcd

IV. Communications

This item is for the division to present advisory information.

- A. University of Oregon presentation on [study of the impact](#) of state programs, policies, and plans on housing production
- B. [Legislative report](#) (*Document added as a late submission*)
- C. License Clarification; Battery charged fence installation license requirements (*Added as a late submission*)

V. Appeals

There are no appeals for this meeting agenda.

VI. Unfinished business

There is no unfinished business.

VII. New business

- A. Board [selection of membership](#) to the Code Review Committee for review of the 2026 Oregon Electrical Specialty Code
- B. Board [approval of testing materials](#) for individuals seeking electrical licensure examinations
- C. Board review and [decide on language change](#) that outlines the scope of electrical work allowed with a minor label
- D. Review and approval of electrical program [chief's recommendations](#) for new continuing education course and instructor applications

VIII. Announcements

The Board Chair or any of the board members may make announcements during this time.

IX. Adjournment

Board Chair or Vice-chair will adjourn the meeting announcing the specific time of adjournment.

*The meeting location is accessible to persons with disabilities. For questions about accessibility or to request an accommodation, please contact Debi Woods at debra.j.woods@dcbs.oregon.gov
Requests should be made at least 48 hours prior to an event*



**State of Oregon
Electrical and Elevator Board
Virtual meeting minutes of July 24, 2025**

Members: Thomas Kyle, electrical contractor, Chair
Jon Flegel, journeyman electrician, Vice-chair
David Albritton, industrial plant employing electricians
Lawrence Arnbrister, public member
William Barlow, electrical equipment mfr. industry
Elizabeth Bunga, building official
Robert Larzalere, journeyman elevator installer
Robert McNeill, elevator-manufacturing representative
Ryan Richards, electrical contractor
Al Schacher, electrical equipment supplier
Frank Sonnabend, electrical inspector
Ken Spencer, power & light industry
Sara Young, journeyman electrician

Members absent: Vacant, owner/manager of a commercial office building
Vacant, commercial underwriter

Staff: Todd Smith, manager, Policy and Technical Services (PTS)
Richard Rogers, chief building official, PTS
Brian Crise, electrical program chief, PTS
Damon Jensen, assistant electrical program chief, PTS
Warren Hartung, elevator program chief, Statewide Services
Andy Boulton, senior policy advisor, Housing and Building Safety Services
Blaine Curry, manager of operations, Field Services and Operations
Richard Donovan, senior policy advisor, PTS
Pierre Sabagh, policy analyst, PTS
Andrea Simmons, manager, Licensing Compliance Section
Michael Mayorga-Hamilton, contested case representative (CCR), Licensing Compliance Section
Emily Roque, CCR, Licensing Compliance Section
Kathy Rowell, CCR, Licensing Compliance Section
Graham Roney, assistant licensing manager, Licensing Compliance Section
Madison Yock, Training and Outreach, Training and Outreach Services
Laura Burns, support coordinator, PTS
Kaydi Milton, policy development coordinator, PTS
Debi Barnes-Woods, boards administrator/coordinator, PTS

Guests: Wendell Whistler, Whistler Consultants
Shawn Haggan, guest
Nathan Philips, NECA
Jon Coulimore, guest
Elizabeth Torske, guest

Charles Durban, guest
Troy Howe, guest
Cindy Reger, IEC
Greg Rogers, NFPA
John McCamish, guest

I. Board business

A. Call to order

The hybrid Electrical and Elevator Board meeting of July 24, 2025, was called to order at 9:30 a.m., by Chair Thomas Kyle.

B. Roll call

In-person: Chair Thomas Kyle; Vice-chair Jon Flegel; David Albritton; Lawrence Arnbrister; Robert Larzalere; Ryan Richards; Al Schacher; Ken Spencer; Frank Sonnabend; and Sara Young.

Virtual connection: William Barlow; Elizabeth Bunga; and Robert McNeill.

Member excused: None.

C. Approval of the agenda and the order of business

Agenda Item VII.A., was removed from the board packet after receiving information that BOLI was going to take care of this issue internally.

Chair Kyle ruled the change approved to the agenda and the order of business approved.

D. Approval of the board meeting draft minutes

Chair Kyle ruled the draft meeting minutes of May 22, 2025, final.

E. Date of the next regularly scheduled meeting

September 25, 2025.

F. Farewell to member Richard Rudder

Chair Kyle read a statement in honor of Mr. Rudder's service on the board and wished him well in future endeavors.

II. Public comment

The board will hear public testimony, including testimony from individuals who have signed up in advance

Policy Analyst Pierre Sabagh explained that this is the time for anyone who would like to speak on general comments to do so now.

Troy Howe, Linn County, present in Conference Room A, said he spoke during the May 22 board meeting about the electrical exemption rule. Because his property is held under LLC, Mr. Howe is unable to purchase an electrical permit. Not wanting to hire an electrician, Mr. Howe is able to do all the work on building his home except for electrical.

Todd Smith, manager, Policy and Technical Services, discussed this issue with the board's attorney. Manager Smith referred the board to Oregon Revised Statute:

[ORS 479.540 \(1\)](#)

“479.540 Exemptions; rules. (1) Except as otherwise provided in this subsection, a person is not required to obtain a license to make an electrical installation on residential or farm property that is owned by the person or a member of the person's immediate family if the property is not intended for sale, exchange, lease or rent.”

Manager Smith said this issue has come up several times and has been challenged to the Oregon Supreme Court. The court determined that the exception is granted only to persons who are or may be members of the family, which excludes corporations. That statute applies to a person which means a natural person. Other programs do have different requirements, which are different than the electrical and installation requirements.

Analyst Sabagh left time open in case anyone who did not register in advance, or for those connected virtually, wanted to discuss general public comment. No one else offered to speak.

III. Reports and updates

A. Electrical program update

Brian Crise, electrical program chief, Policy and Technical Services, updated the board and the audience on issues within the program:

- Because Legislative Session adjourned the end of June, the division will be reporting on its outcome with a legislative update at the September board meeting
- Chief Crise reminded all who carry general supervising or plant supervising electrician licenses, renew your license by October 1, 2025, to continue to work legally
- Chief Crise continued to remind the virtual audience and those in the room of these steps to follow when faced with issues - first contact your local jurisdiction; then contact the division if your issue is not resolved: brian.crise@dcbs.oregon.gov or damon.j.jensen@dcbs.oregon.gov

- [Brian Crise](#): Electrical program chief
- [Damon Jensen](#): Electrical program assistant chief

B. Elevator program update

The usual reports were distributed in advance for the months of May and June. Warren Hartung, elevator program chief, reported nothing unusual during these months.

If the board or the audience has questions concerning the elevator program, please contact Warren Hartung, elevator program chief, Statewide Services, at Warren.j.Hartung@dcbs.oregon.gov or at 503.991.8977.

C. Board vote on consent orders for cases proposed for resolution as outlined in the compliance matrix (*Board action required*)

Kathy Rowell, contested case representative, began her discussion on the 12 consent orders listed in the enforcement report. Chair Kyle asked CCR Rowell to discuss cases C2025-0047; C2025-0053; and C2023-0217. Once the three cases were explained, Chair Kyle asked if the board could vote.

Motion by Member Ryan Richards to adopt the three consent orders, C2025-0047; C2025-0053; and C2023-0217, then issue final orders.

Roll call vote taken:

Yea: Sara Young; Frank Sonnabend; Ken Spencer; Al Schacher; Ryan Richards; Robert McNeill; Robert Larzalere; Elizabeth Bunga; William Barlow; Lawrence Arnbrister; David Albritton; Vice-chair Jon Flegel; and Chair Thomas Kyle.

Nay: None

Motion carried unanimously.

CCR Rowell continued the discussion on the nine remaining cases explaining that the section acted on the board's behalf and entered into consent agreements for all 12 cases presented. The penalty amounts assessed, amounts suspended, and amounts due and payable are consistent with the board's penalty matrix.

Board Member Frank Sonnabend said he will be abstaining from the vote for consent order numbers C2023-0138, Freedom Forever Oregon LLC; C2024-0204, Gregory Albright; and C2024-0127, Raymond Scott because he was involved in the underlying facts.

Motion by Board Member Ryan Richards to adopt the six consent orders C2024-0218; C2025-0002; C2025-0052; C2023-0106; C2023-0193; and C2023-0148 then issue final orders.

Roll call vote taken:

Yea: Sara Young; Frank Sonnabend; Ken Spencer; Al Schacher; Ryan Richards; Robert McNeill; Robert Larzalere; Elizabeth Bunga; William Barlow; Lawrence Arnbrister; David Albritton; Vice-chair Jon Flegel; and Chair Thomas Kyle.

Nay: None

Motion carried unanimously.

CCR Rowell said that there were the three remaining cases that have been explained, but not voted on that Member Sonnabend declared abstention: C2023-0138; C2024-0204; and C2024-0127.

Motion by Board Member Sara Young to adopt the three remaining cases C2023-0138, Freedom Forever Oregon LLC; C2024-0204, Greory Albright; and C2024-0127, Raymond Scott then issue final orders.

Roll call vote taken:

Yea: Sara Young; Ken Spencer; Al Schacher; Ryan Richards; Robert McNeill; Robert Larzalere; Elizabeth Bunga; William Barlow; Lawrence Arnbrister; David Albritton; Vice-chair Jon Flegel; and Chair Thomas Kyle.

Nay: None

Board Member Frank Sonnabend abstained from the vote because he was involved in the underlying facts in all three consent orders.

Motion carried.

D. Final orders by default outlined in the compliance matrix (*No board action required*)

CCR Rowell reported that nine final orders by default were listed in the compliance matrix found in the board packet for information. No board action was required.

IV. Communications

This item is for the division to present advisory information. There was nothing to report during this meeting.

V. Appeals

There were no appeals.

VI. Unfinished business

There was no unfinished business for this meeting.

VII. New business

~~**A. Local 701 apprentice, Nick Erickson, is requesting board help with getting a completion letter from BOLI** (*This Item has been removed from the agenda. BOLI is resolving the issue, noted under Item I.C.*)~~

A. Board decide on the process and a model code to use as a baseline for the 2026 Oregon Electrical Specialty Code

Pierre Sabagh, policy analyst, Policy and Technical Services, summarized what the division proposed for the adoption of the 2026 Oregon Electrical Specialty Code (OESC). The division is looking for board action on the proposed steps:

- Board choose the appropriate model code to use as a baseline

- Board decide on code committee and solicitation of membership
- Board decide on when to accept code proposals

Electrical Program Chief Brian Crise said he has made several calls out to industry as well as receiving calls in favor of selecting the 2026 NFPA 70 – National Electrical Code as a baseline for the review process and final adoption of the 2026 OESC.

Motion by Sara Young to approve the division’s proposed code adoption process steps and recommended base code.

Roll call vote taken:

Yea: Sara Young; Frank Sonnabend; Ken Spencer; Al Schacher; Ryan Richards; Robert Larzalere; Elizabeth Bunga; William Barlow; Lawrence Arnbrister; David Albritton; Vice-chair Jon Flegel; and Chair Thomas Kyle.

Nay: None

Board Member Robert McNeill was unable to vote because of technical issues.

Motion carried.

B. Board review and approval of electrical program chief’s recommendations regarding new continuing education course and instructor applications

Analyst Sabagh reported that the electrical program chief reviewed 13 applications from two organizations. Ten course applications and three instructor applications were all recommended for approval. Details of the information was included in the July board packet following the Agenda Item.

Analyst Paik explained that a motion was needed to incorporate the chief’s recommendations.

Motion by Member Richards to approve the electrical program chief’s recommendations for the course and instructor applications.

Roll call vote taken:

Yea: Sara Young; Frank Sonnabend; Ken Spencer; Al Schacher; Ryan Richards; Robert Larzalere; Elizabeth Bunga; William Barlow; Lawrence Arnbrister; David Albritton; Vice-chair Jon Flegel; and Chair Thomas Kyle.

Nay: None

Board Member Robert McNeill was unable to vote because of technical issues.

Motion carried.

VIII. Announcements

Member Young asked for clarification of the process of notification when an electrical license has expired, or about to be expired.

Andrea Simmons, manager, Licensing Compliance Section, said that approximately three months prior to the expiration of a license, a notice is sent

explaining the license is about to expire and what needs to be done to renew, including payment amount. Another notice is sent closer to the expiration date. If the required fee and the required continuing education is not completed, no further notice is sent. The expired license goes into an expired renewable status, an inactive status, for one year. Because requirements have not been met, the individual is unable to work lawfully. During that one-year period, completing the requirements, including payment, would bring the license back to an active status. Member Young, having an electrical license, suggested that a better notification process for the expired renewable status licenses and the expired licenses may possibly lessen the amount of licenses in expired status.

Manager Simmons said that the mailing has already been prepared for the current renewal period, but said she will look into changes to the notification process starting with the expired renewable status of licenses following the October renewal.

Member Young added that she appreciates all the work that staff does and understands funding is not always what we all hoped it would be.

IX. Adjournment

The meeting of the Electrical and Elevator Board was adjourned at 10:17 a.m. by Chair Thomas Kyle.

Draft meeting minutes of July 24, 2025, was respectfully written and submitted by Debi Woods, division boards administrator/coordinator.

State of Oregon

Board memo

Building Codes Division

September 25, 2025

To: Electrical and Elevator Board

From: Emily Roque, contested case representative, Licensing Compliance Section

Subject: Consent orders for cases resolved on behalf of the Electrical and Elevator Board

Action requested:

For the Board to consider the adoption of recent consent orders negotiated by the Division on its behalf and to issue final orders.

Background:

The Board, through Division staff, implemented a civil penalty matrix for electrical violations, which establishes civil penalties based upon the type and number of violations committed by a company or individual. The penalty matrix further provides that a stay of some portion of a penalty is within the sole discretion of the Board or the Division acting on the Board's behalf for purposes of settling cases without having to go to hearing.

The Licensing Compliance Section, acting on behalf of the Board, has entered into consent agreements in five (5) cases since the Board's July 24, 2025, meeting. In these cases, the penalty amounts assessed, amounts suspended, and amounts due and payable are consistent with the board's penalty matrix. A copy of the consent orders and a chart with a summary of the five cases for Board approval has been included for your review in your board packet.

The consent orders contain the following standard conditions:

- Respondent agrees to fully cooperate with the division's enforcement efforts.
- Respondent understands that further enforcement action may be taken for any other violations.
- Respondent understands that failure to comply with the consent orders may be used as a basis for the denial, suspension, revocation, or conditioning of a license, certificate, or registration.

A chart of a summary of all final orders by default since the last Board meeting has also been included in your packet, but these final orders do not require a vote for approval

All cases involve first time violators, unless otherwise noted in the chart.

Please let me know if you have any questions.

Electrical and Elevator Board Report for September 25, 2025

Summary Report of Consent Orders							
Case #	Name	Violation relating to Electrical and Elevator Board	Location	Date of Violation	Civil Penalty		Other
C2025-0045	Antonio Martinez	Advertised to install outlets, switches, lighting, and ceiling fans. ●No electrical contractor's license.	Internet	January 2025	Assessed: Imposed: Suspended:	\$3,000 \$250 \$2,750	Related plumbing case.
C2025-0044	Heder Bautista Pinelo	Installation of a mini-split including the electrical connections to the main electrical panel, 20-amp breaker, wiring, and emergency breaker and advertised electrical work. ●No electrical contractor's license. ●No supervising or journeyman electrician's license. ●No electrical permit.	Internet, Lake Oswego	February 2025	Assessed: Imposed: Suspended:	\$9,000 \$4,500 \$4,500	
C2023-0181	JFP Construction LLC	Installation of new can lights, electrical receptacles, a heated floor thermostat, a bathroom fan and breakers ●No electrical contractor's license. ●No electrical permit.	Coquille	Summer 2023	Assessed: Imposed: Suspended:	\$19,750 \$19,750 \$0	Second time violator with reinstatement penalties. Related plumbing case.
C2025-0038	Dain Nordberg	Installation of CAT5 or CAT6 cabling. ●No supervising or journeyman electrician's license.	Salem	December 2024	Assessed: Imposed: Suspended:	\$2,000 \$500 \$1,500	

Summary Report of Consent Orders

Case #	Name	Violation relating to Electrical and Elevator Board	Location	Date of Violation	Civil Penalty		Other
C2025-0130	Michael Pratt	Terminated electrical conductors inside an existing disconnect switch. ●Failed to be employed by an electrical contractor.	Portland	May 2025	Assessed: Imposed: Suspended:	\$2,000 \$1,000 \$1,000	

1 **BEFORE THE ELECTRICAL AND ELEVATOR BOARD OF THE STATE OF OREGON**

2
3 **IN THE MATTER OF:**

CONSENT ORDER

4 **ANTONIO MARTINEZ,**
5 **AN INDIVIDUAL,**

6
7 **RESPONDENT.**

BCD CASE C2025-0045

8 **INTRODUCTION**

9 The Building Codes Division (“Division”) conducted an investigation on behalf of the
10 Electrical and Elevator Board of the State of Oregon ("Board") and determined that Antonio
11 Martinez (“Respondent”)¹ violated certain provisions of the Division’s statutes and administrative
12 rules as identified below.

13 The parties agree to resolve this matter without a hearing. Respondent understands that
14 Respondent has the right to a contested case hearing under the Administrative Procedures Act,
15 Oregon Revised Statutes (“ORS”) chapter 183, and Respondent fully and finally waives the right to
16 a hearing and any judicial review therefrom by the signing of this Consent Order.

17 **FINDINGS OF FACT**

- 18
- 19 1. On or about January 24, 2025, Respondent advertised on Facebook that he charges \$30.00
20 per hour to install new outlets, switches, lighting, and ceiling fans.
 - 21 2. At no relevant time did Respondent hold an Oregon electrical contractor’s license.

22 **APPLICABLE LAW**

- 23 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
24 455.010, ORS 479.530, ORS 479.905, Oregon Administrative Rule (“OAR”) 918-001-0005,

25

¹ See Division related case C2025-0096 against Respondent for a plumbing advertisement violation.

1 OAR 918-030-0010, and OAR 918-251-0090.

- 2 2. Under ORS 479.530(10), “electrical installations” means the construction or installation of
3 electrical wiring and the permanent attachment or installation of electrical products in or on
4 any structure that is not itself an electrical product. “Electrical installation” also means the
5 maintenance or repair of installed electrical wiring and permanently attached electrical
6 products.
- 7 3. Under ORS 479.530(11), “electrical product” means any electrical equipment, material,
8 device or apparatus that, except as provided in ORS 479.540, requires a license or permit to
9 install and either conveys or is operated by electrical current.
- 10 4. Under ORS 479.620(1), a person who does not hold an electrical contractor license may not
11 engage in the business of making electrical installations, advertise as or otherwise purport to
12 be licensed to make electrical installations or purport to be acting as a business that makes
13 electrical installations.
- 14 5. OAR 918-030-0010(8) states that for purposes of ORS 447.040, 479.620, 480.630, and any
15 other license regulated by ORS chapter 455, “engaging in the business” means to advertise
16 or solicit, contract or agree to perform, or to perform work for which a license or permit is
17 required under Oregon law, including but not limited to a single instance.

18 **CONCLUSIONS OF LAW**

- 19 1. Outlets, switches, lighting, and ceiling fans constitute electrical products under ORS
20 479.530(11).
- 21 2. Installing or replacing outlets, switches, lighting, and ceiling fans constitutes electrical
22 installations under ORS 479.530(10).
- 23 3. By advertising on Facebook to perform the foregoing electrical installations, Respondent
24 engaged in the business of an electrical contractor as defined in OAR 918-030-0010(8).
- 25

1 4. By engaging in the business of an electrical contractor, without a valid Oregon electrical
2 contractor license, Respondent violated ORS 479.620(1).

3 **ORDER**

4 1. The Board hereby assesses a total civil penalty of \$3,000.00 against Respondent for
5 violating ORS 479.620(1) as follows:

6 a. \$2,750.00 of the total civil penalty will be suspended for a period of five years if
7 there is compliance with all other terms of this Consent Order.

8 b. Respondent agrees to pay the remaining \$250.00 of the civil penalty. Respondent
9 will make five (5) consecutive monthly payments that must be received no later than
10 the 25th day of each month in the amount of \$50.00 per month. Respondent's first
11 payment shall be received **no later than the 25th day of the month following the**

12 **month in which this Consent Order is signed by both parties.** (*An invoice may be*
13 *provided to Respondent after this Consent Order is signed by both parties.*

14 *Respondent understands timely payments must be made even if no invoice is ever*
15 *received.*) Checks should be made out to the Department of Consumer and Business

16 **Services. Payments shall be mailed to Department of Consumer and Business**
17 **Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-0445. For**
18 **payment questions and credit card payments, call cashiering at 503-947-7891.**

19 ***NOTE: If you fail to make timely payments as stated in this signed Consent Order,***
20 ***the payment agreement becomes void. In addition, this account may be assigned to***
21 ***the Department of Justice, Department of Revenue, or a private collection agency.***
22 ***You will be responsible for any court costs, attorney fees, any other necessary fees***
related to the collection of this debt, and any interest accrued. This debt may also
appear on future credit reports.

23 c. Respondent understands the suspended civil penalty (\$2,750.00) will be considered
24 satisfied five years after this Consent Order becomes a final order, provided
25 Respondent complies with its terms and has not committed any further violations of
the Division's statutes and rules within that five-year period. Respondent

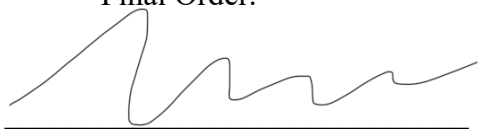
1 understands and agrees that upon a showing that Respondent has not complied with
2 the terms of this Consent Order or that Respondent has committed any further
3 violations of the Division's statutes or rules within the five-year period, the entire
4 civil penalty, including any suspended amount, will become due and payable. Failure
5 to comply with this Consent Order includes, but is not limited to, failure to pay the
6 civil penalty amount due by the due date.

- 7 2. Respondent has removed all advertisements for electrical work.
- 8 3. Respondent agrees to fully cooperate with the Division's enforcement efforts in other cases
9 that rely on the facts underlying this case. Cooperation may include, but may not be limited
10 to, making sworn statements or testifying in administrative hearings.
- 11 4. Respondent understands that further enforcement action may be taken for any violation of
12 the Division's statutes or rules not alleged in this Consent Order, whether committed before
13 or after the execution of this Consent Order, and for any violation of the terms of this
14 Consent Order.
- 15 5. Respondent understands that failure to comply with this Consent Order may be used as a
16 basis for the denial of future license, certificate, registration, or other applications, or for the
17 refusal to renew the same; for the suspension, revocation, or conditioning of a license,
18 certificate, or registration issued by the Division or other state agencies; and/or for any other
19 reason provided for in law.
- 20 6. Respondent understands that this Consent Order is a public record.
- 21 7. Respondent has read and fully understands the terms of this Consent Order, freely and
22 voluntarily consents to the entry of this Consent Order without any force or duress, and
23 expressly waives all rights to hearing or judicial review in this matter.

24 ///

25 ///

1 8. Respondent understands that, upon signature of all parties, this Consent Order will be a
2 Final Order.

3 

4 Antonio Martinez

It is so agreed this 2 day of July, 2025.

5
6
7 Chair
8 Electrical and Elevator Board
9 State of Oregon

It is so agreed this ____ day of _____, 2025.

BEFORE THE ELECTRICAL AND ELEVATOR BOARD OF THE STATE OF OREGON

IN THE MATTER OF:

CONSENT ORDER

**HEDER BAUTISTA PINELO,
AN INDIVIDUAL,**

RESPONDENT.

BCD CASE C2025-0044

INTRODUCTION

The Building Codes Division (“Division”) conducted an investigation on behalf of the Electrical and Elevator Board of the State of Oregon ("Board") and determined that Heder Bautista Pinelo (“Respondent”) violated certain provisions of the Division’s statutes and administrative rules as identified below.

The parties agree to resolve this matter without a hearing. Respondent understands that Respondent has the right to a contested case hearing under the Administrative Procedures Act, Oregon Revised Statutes (“ORS”) chapter 183, and Respondent fully and finally waives the right to a hearing and any judicial review therefrom by the signing of this Consent Order.

FINDINGS OF FACT

1. In or around January 2025 to in or around March 2025, Respondent advertised electrical work related to mini-splits on Facebook marketplace which included pictures of his previous installations as follows:
 - a. “9000 BTU “Goodman” Heat pump/AC, installed + electrical” includes “the unit, plus installation and all electrical part from the main panel to disconnect”;
 - b. “3 zones mini-split installed, electrical + materials included;
 - c. “the \$12,500.00 for a 5 ton unit install or change out is fixed, it includes unit, and materials like flexible ducting and all electrical connections, etcetera (sic).”

1 2. On or about February 18, 2025, Respondent, installed a mini-split unit for a residence
2 located at 2941 Westview Circle in Lake Oswego, Oregon (“the property”), by performing
3 the following:

4 a. Installed the connections from the mini-split to the main electrical panel of the
5 residence;

6 b. Installed a 20 amp breaker in the main electrical panel;

7 c. Installed 20-25 feet of 12 gauge nonmetallic electrical wire; and

8 d. Installed an emergency shut off breaker outside the residence.

9 3. At no relevant time did Respondent hold a valid Oregon electrical contractor license.

10 4. At no relevant time did Respondent hold a valid Oregon supervising electrician’s license,
11 journeyman electrician’s license, or any other type of electrical license.

12 5. At no relevant time did Respondent obtain an electrical permit prior to performing the
13 electrical installation at the property.

14 **APPLICABLE LAW**

15 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
16 455.010, ORS 479.530, ORS 479.905, Oregon Administrative Rule (“OAR”) 918-001-0005,
17 OAR 918-030-0010, and OAR 918-251-0090.

18 2. Under ORS 479.530(10), “electrical installations” means the construction or installation of
19 electrical wiring and the permanent attachment or installation of electrical products in or on
20 any structure that is not itself an electrical product. “Electrical installation” also means the
21 maintenance or repair of installed electrical wiring and permanently attached electrical
22 products.

23 3. Under ORS 479.530(11), “electrical product” means any electrical equipment, material,
24 device or apparatus that, except as provided in ORS 479.540, requires a license or permit to
25 install and either conveys or is operated by electrical current.

- 1 4. Under ORS 479.620(1), a person who does not hold an electrical contractor license may not
2 engage in the business of making electrical installations, advertise as or otherwise purport to
3 be licensed to make electrical installations or purport to be acting as a business that makes
4 electrical installations.
- 5 5. OAR 918-030-0010(8) states that for purposes of ORS 447.040, 479.620, 480.630, and any
6 other license regulated by ORS chapter 455, “engaging in the business” means to advertise
7 or solicit, contract or agree to perform, or to perform work for which a license or permit is
8 required under Oregon law, including but not limited to a single instance.
- 9 6. Under ORS 479.620(3), except as provided in ORS 479.620(5), a person may not make any
10 electrical installation without a supervising or journeyman electrician’s license.
- 11 7. Under ORS 479.620(5), a person may not make any electrical installation on a single or
12 multifamily dwelling unit not exceeding three floors above grade, as provided in ORS
13 479.630(14), without a limited residential electrician’s license.
- 14 8. Under ORS 479.550(1), no person shall work on any new electrical installation for which a
15 permit has not been issued.

16 **CONCLUSIONS OF LAW**

- 17 1. A mini-split unit, electrical wiring, amps, breakers, and electrical panels constitute electrical
18 products under ORS 479.530(11).
- 19 2. Installing a mini-split unit including the electrical connections to the main electrical panel,
20 20 amp breaker, wiring, and emergency braker outside the residence constitutes an electrical
21 installation under ORS 479.530(10).
- 22 3. By agreeing to perform, and then by performing the foregoing electrical installations at the
23 property, Respondent engaged in the business of an electrical contractor as defined under
24 OAR 918-030-0010(8).

- 1 4. By advertising to perform electrical work related to the installation of mini-split units on
2 Facebook, Respondent engaged in the business of an electrical contractor as defined in OAR
3 918-030-0010(8).
- 4 5. By engaging in the business of an electrical contractor without holding a valid Oregon
5 electrical contractor license by advertising and performing electrical installations,
6 Respondent violated ORS 479.620(1) two (2) times.
- 7 6. By performing the foregoing electrical installation at the property without holding a valid
8 Oregon supervising electrician's license or journeyman electrician's license, Respondent
9 violated ORS 479.620(3).
- 10 7. By performing the foregoing electrical installations at the property without first obtaining a
11 valid Oregon electrical permit or minor label, Respondent violated ORS 479.550(1).

12 **ORDER**

- 14 1. The Board hereby assesses a total civil penalty of \$9,000.00 against Respondent for
15 violating ORS 479.620(1), ORS 479.620(3) and ORS 479.550(1) as follows:
 - 16 a. \$4,500.00 of the total civil penalty will be suspended for a period of five years if
17 there is compliance with all other terms of this Consent Order.
 - 18 b. Respondent agrees to pay the remaining \$4,500.00 of the civil penalty. Respondent
19 will make six (6) consecutive monthly payments that must be received no later than
20 the 25th day of each month in the amount of \$750.00 per month. Respondent's first
21 payment shall be received **no later than the 25th day of the month following the**
22 **month in which this Consent Order is signed by both parties.** *(An invoice may be*
23 *provided to Respondent after this Consent Order is signed by both parties.*
24 *Respondent understands timely payments must be made even if no invoice is ever*
25 *received.)* Checks should be made out to the Department of Consumer and Business

1 Services. **Payments shall be mailed to Department of Consumer and Business**
2 **Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-0445. For**
3 **payment questions and credit card payments, call cashiering at 503-947-7891.**

4 ***NOTE: If you fail to make timely payments as stated in this signed Consent Order,***
5 ***the payment agreement becomes void. In addition, this account may be assigned to***
6 ***the Department of Justice, Department of Revenue, or a private collection agency.***
7 ***You will be responsible for any court costs, attorney fees, any other necessary fees***
8 ***related to the collection of this debt, and any interest accrued. This debt may also***
9 ***appear on future credit reports.***

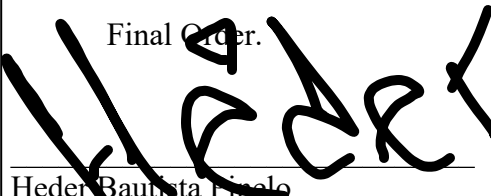
- 10 c. Respondent understands the suspended civil penalty (\$4,500.00) will be considered
11 satisfied five years after this Consent Order becomes a final order, provided
12 Respondent complies with its terms and has not committed any further violations of
13 the Division's statutes and rules within that five-year period. Respondent
14 understands and agrees that upon a showing that Respondent has not complied with
15 the terms of this Consent Order or that Respondent has committed any further
16 violations of the Division's statutes or rules within the five-year period, the entire
17 civil penalty, including any suspended amount, will become due and payable. Failure
18 to comply with this Consent Order includes, but is not limited to, failure to pay the
19 civil penalty amount due by the due date.
- 20 2. Respondent agrees to fully cooperate with the Division's enforcement efforts in other cases
21 that rely on the facts underlying this case. Cooperation may include, but may not be limited
22 to, making sworn statements or testifying in administrative hearings.
- 23 3. Respondent understands that further enforcement action may be taken for any violation of
24 the Division's statutes or rules not alleged in this Consent Order, whether committed before
25 or after the execution of this Consent Order, and for any violation of the terms of this
Consent Order.
4. Respondent understands that failure to comply with this Consent Order may be used as a
basis for the denial of future license, certificate, registration, or other applications, or for the

1 refusal to renew the same; for the suspension, revocation, or conditioning of a license,
2 certificate, or registration issued by the Division or other state agencies; and/or for any other
3 reason provided for in law.

4 5. Respondent understands that this Consent Order is a public record.

5 6. Respondent has read and fully understands the terms of this Consent Order, freely and
6 voluntarily consents to the entry of this Consent Order without any force or duress, and
7 expressly waives all rights to hearing or judicial review in this matter.

8 7. Respondent understands that, upon signature of all parties, this Consent Order will be a
9 Final Order.

10  It is so agreed this 11 day of July, 2025.
11 Heder Bautista Pinelo

12 _____ for It is so agreed this _____ day of _____, 2025.
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14 Chair
15 Electrical and Elevator Board
16 State of Oregon
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BEFORE THE ELECTRICAL AND ELEVATOR BOARD OF THE STATE OF OREGON

IN THE MATTER OF:

CONSENT ORDER

**JFP CONSTRUCTION LLC,
A DOMESTIC LIMITED LIABILITY
COMPANY,**

BCD CASE C2023-0181

RESPONDENT.

INTRODUCTION

The Building Codes Division (“Division”) conducted an investigation on behalf of the Electrical and Elevator Board of the State of Oregon (“Board”) and determined that JFP Construction LLC (“Respondent”) violated certain provisions of the Division’s statutes and administrative rules as identified below.

The parties agree to resolve this matter without a hearing. Respondent understands that Respondent has the right to a contested case hearing under the Administrative Procedures Act, Oregon Revised Statutes (“ORS”) chapter 183, and Respondent fully and finally waives the right to a hearing and any judicial review therefrom by the signing of this Consent Order.

FINDINGS OF FACT

1. At all relevant times, Respondent has been registered as a domestic limited liability company with the Oregon Secretary of State (“SOS”).
2. As of the date of this Notice, John Pastore, Jr. is listed as the registered agent and a member and John Pastore III is also listed as a member of Respondent on the SOS website
3. Since on or about December 23, 2020, Respondent has held Oregon Construction Contractors Board (“CCB”) license number 220708.
4. As of the date of this Notice, John Pastore, Jr. is listed as the responsible managing

1 individual (“RMI”) and owner of Respondent on the CCB website.

- 2 5. On or about October 7, 2022, Respondent provided a proposal to the homeowners at a
3 residential property located at 94026 Crystal Creek Lane, in Coquille, Oregon (“the
4 property”), for a kitchen, bathroom, and utility room remodel, which included both electrical
5 and plumbing work for a total of \$123,000.00.¹
- 6 6. In or around the summer of 2023, Respondent, through its employees² (“employees”),
7 performed the following electrical work at the property:
- 8 a. Installed new can lights in the kitchen and bathroom;
 - 9 b. Installed new electrical receptacles in the bathroom;
 - 10 c. Installed a new heated floor thermostat,³
 - 11 d. Installed a new bathroom fan;
 - 12 e. Installed a new ground-fault circuit interrupter receptacle (“GFCI”) in the utility
13 room; and
 - 14 f. Installed new breakers in an electrical panel.
- 15 7. At no relevant time did Respondent hold a valid Oregon electrical contractor license.
- 16 8. At no relevant time did Respondent obtain an electrical permit prior to allowing its
17 employees to perform the aforementioned electrical work at the property.
- 18 9. On November 17, 2022, the Board issued a consent order, incorporated as a final order (“the
19 2021 electrical final order”)⁴ in Division case C2021-0198 against Respondent
- 20 10. In the terms of the 2021 final electrical order, Respondent was assessed \$12,000.00 in total
21 civil penalties for violating ORS 479.620(1), OAR 918-282-0120(1) and ORS 479.550(1)
22 for engaging in the business of an electrical contractor without and electrical contractor

23
24 ¹ Respondent told the homeowner that they were licensed to do electrical and plumbing work and that the Respondent
would acquire necessary permits.

25 ² During its investigation, the Division was unable to identify specific employees that performed the electrical work at
the property

³ The homeowners hired a licensed electrician to correct some of the work performed by Respondent.

⁴ The 2021 final electrical order is hereby attached as Exhibit A and incorporated herein.

1 license, for allowing unlicensed individuals to perform electrical installations, and for
2 allowing electrical installations on its behalf without obtaining electrical permits, at several
3 properties in the Bandon, Oregon area. In the 2021 electrical final order, Respondent
4 consented to and the Board ordered the following disposition of the civil penalties assessed:

- 5 a. \$2,750.00 of the total civil penalty was due and payable in five (5) monthly
6 installments on or before the 25th day of each month in the amount of \$550.00 per
7 month, first installment due on or before December 25, 2022.
- 8 b. The remaining \$9,250.00 of the total civil penalty assessed was suspended for a
9 period of five years, to be considered satisfied at the end of those five years as long
10 as Respondent complied with all terms of the consent order, including the payment
11 terms of the initial \$2,750.00 of civil penalties, and has not committed any further
12 violations of the Division's statutes and rules within that five-year period. If,
13 however, Respondent failed to comply with any terms of the consent order or
14 committed further violations of the Division's statutes or rules within the five-year
15 period, the entire civil penalty, including the suspended amount of \$9,250.00 will
16 become due and payable. Failure to comply with this Consent Order includes, but is
17 not limited to, failure to pay the civil penalty amount due by the due date.
- 18 c. As of the date of the filing of this Notice, Respondent has failed to pay \$1,125.00 of
19 the imposed amount due by the due date.

20 **APPLICABLE LAW**

- 21 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
22 455.010, ORS 479.530, ORS 479.905, Oregon Administrative Rule ("OAR") 918-001-0005,
23 and OAR 918-030-0010, OAR 918-251-0090.
- 24 2. Under ORS 479.530(10), "electrical installations" means the construction or installation of
25 electrical wiring and the permanent attachment or installation of electrical products in or on

1 any structure that is not itself an electrical product. "Electrical installation" also means the
2 maintenance or repair of installed electrical wiring and permanently attached electrical
3 products.

- 4 3. Under ORS 479.530(11), "electrical product" means any electrical equipment, material,
5 device or apparatus that, except as provided in ORS 479.540, requires a license or permit to
6 install and either conveys or is operated by electrical current.
- 7 4. Under ORS 479.620(1), a person who does not hold an electrical contractor license may not
8 engage in the business of making electrical installations, advertise as or otherwise purport to
9 be licensed to make electrical installations or purport to be acting as a business that makes
10 electrical installations.
- 11 5. OAR 918-030-0010(8) states that for purposes of ORS 447.040, 479.620, 480.630, and any
12 other license regulated by ORS chapter 455, "engaging in the business" means to advertise
13 or solicit, contract or agree to perform, or to perform work for which a license or permit is
14 required under Oregon law, including but not limited to a single instance.
- 15 6. Under ORS 479.550(1), no person shall work on any new electrical installation for which a
16 permit has not been issued.
- 17 7. Under ORS 455.895(5), the maximum penalty established by ORS 455.895 for a violation
18 may be imposed only upon a finding that the person has engaged in a pattern of violations.
- 19 8. ORS 183.417 provides, in part:
20 (3)(a) Unless prohibited by law, informal disposition may be made of any
21 contested case by stipulation, agreed settlement, consent order or default.
22 Informal settlement may be made in license revocation proceedings by
23 written agreement of the parties and the agency consenting to a suspension,
24 fine or other form of intermediate sanction.
25 (b) Any informal disposition of a contested case, other than an informal

1 disposition by default, must be in writing and signed by the party or parties to
2 the contested case. The agency shall incorporate that disposition into a final
3 order.

4 9. Under OAR 137-003-0510(4), a stipulation, agreed settlement or consent order disposing of
5 a contested case must be in writing and signed by the party or parties. By signing such an
6 agreement, the party or parties waive the right to a contested case hearing and to judicial
7 review. The agency or administrative law judge shall incorporate the disposition into a final
8 order.

9 10. Under ORS 455.895(1)(b), the Board may impose a civil penalty against a person as
10 provided under ORS 479.995.

11 11. Under ORS 479.995, the Board may impose a civil penalty for a violation of ORS 479.510
12 to 479.945 or rules adopted for the administration or enforcement of ORS 479.510 to
13 479.945 and this section.

14 12. Under OAR 918-001-0036(4), civil penalties may be assessed by a board, the Director, or a
15 board's designee acting as agent for a board. A board or the Director may take into account
16 any appropriate factors, including previous directives, in determining the penalty amount or
17 conditions within an order.

18 13. Under ORS 455.450(1), a person may not violate any final order of the Director or an
19 advisory board of the Department of Consumer and Business Services, concerning the
20 application of the state building code in a particular case or concerning a license, certificate,
21 registration or other authorization.

22 CONCLUSIONS OF LAW

- 23 1. The following constitutes electrical products under ORS 479.530(11):
- 24 a. Electrical panels;
 - 25 b. Electrical heated floor thermostat;

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- c. Electrical receptacles, including GFCI receptacles;
 - d. Electrical breakers;
 - e. Fans; and
 - f. Electrical can lights.
2. The following constitutes electrical installations under ORS 479.530(10):
- a. Installing breakers in electrical panels;
 - b. Installing electrical receptacles, including GFCI receptacles;
 - c. Installing fans;
 - d. Installing electrical heated floor thermostats; and
 - e. Installing electrical can lights.
3. By agreeing, and then by allowing its employees to perform the aforementioned electrical installations at the property on its behalf, Respondent engaged in the business of an electrical contractor, as defined under OAR 918-030-0010(8).
4. By engaging in the business of an electrical contractor without holding a valid Oregon electrical contractor's license, Respondent violated ORS 479.620(1).
5. By allowing the foregoing electrical installations at the property without first obtaining an valid electrical permit, Respondent violated ORS 479.550(1).
6. Under ORS 455.895(1)(b) and OAR 918-001-0036(4) the Board had the authority to issue the 2021 electrical final order, including all terms and conditions found therein.
7. Because it was within the Board's authority, made in writing, signed by both parties, incorporated into a final order, and mailed to Respondent, the 2021 electrical final order is a final order as defined under ORS 183.417(3) and OAR 137-003-0510(4).
8. Because Respondent failed to comply with the terms of the 2021 electrical final order by violating ORS 479.620(1) and ORS 479.550(1) within five years of the final order, Respondent violated ORS 455.450(1).

1 9. Because Respondent failed to comply with the terms of the 2021 electrical final order by
2 failing to pay the entire imposed civil penalty by the due date, Respondent violated ORS
3 455.450(1).

4 10. Pursuant to the terms of the 2021 final electrical order in case C2021-0198,
5 Respondent's entire civil penalty of \$9,250.00 is now due and payable

6 1. By violating ORS 479.620(1), OAR 918-282-0120(1) and ORS 479.550(1) within the last
7 five years in BCD case C2021-0198 and by violating ORS 479.620(1) and ORS 479.550(1)
8 in this matter, Respondent has engaged in a pattern of violations under OAR 918-001-
9 0036(2)(c) and is therefore subject to increased civil penalties in accordance with the
10 Advisory Board Penalty Matrix.

11 **ORDER**

12 1. The Board hereby reinstates the previous civil penalty (\$9,250.00) in BCD case C2021-0198
13 and assesses a total civil penalty of \$10,500.00 against Respondent in BCD case C2023-
14 0181 for violating ORS 455.450(1), ORS 479.620(1) and ORS 479.550(1) as follows:

- 15 a. Respondent agrees to pay \$19,750.00 in six (6) monthly payments. The first five (5)
16 payments will be in the amount of \$3,291.00 per month. The sixth and final payment
17 will be \$3,295.00. **Respondent's first payment shall be received no later than**
18 **August 15, 2025 and will be paid by calling BCD at 971-345-7544 and providing**
19 **the case number for this case with payment information. The remaining five (5)**
20 **payments will be made by the 25th day of the month following the month in**
21 **which this Consent Order is signed by both parties. (An invoice may be provided**
22 **to Respondent after this Consent Order is signed by both parties. Respondent**
23 **understands timely payments must be made even if no invoice is ever received.)**
24 Checks should be made out to the Department of Consumer and Business Services.
25 **The last five (5) payments shall be mailed to Department of Consumer and**

1 **Business Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-**
2 **0445. For payment questions and credit card payments regarding the final five**
3 **(5) payments, call cashiering at 503-947-7891.**

4 ***NOTE: If you fail to make timely payments as stated in this signed Consent Order,***
5 ***the payment agreement becomes void. In addition, this account may be assigned to***
6 ***the Department of Justice, Department of Revenue, or a private collection agency.***
7 ***You will be responsible for any court costs, attorney fees, any other necessary fees***
8 ***related to the collection of this debt, and any interest accrued. This debt may also***
9 ***appear on future credit reports.***

- 10 2. Respondent agrees to not engage in any further unlicensed electrical installations and also
11 agrees that in the future, they will sub-contract all electrical work under their general
12 contractor's license to licensed electrical contractors.
- 13 3. Respondent agrees to fully cooperate with the Division's enforcement efforts in other cases
14 that rely on the facts underlying this case. Cooperation may include, but may not be limited
15 to, making sworn statements or testifying in administrative hearings.
- 16 4. Respondent understands that further enforcement action may be taken for any violation of
17 the Division's statutes or rules not alleged in this Consent Order, whether committed before
18 or after the execution of this Consent Order, and for any violation of the terms of this
19 Consent Order, including failure to make timely payments as outlined in this consent order.
- 20 5. Respondent understands that failure to comply with this Consent Order may be used as a
21 basis for the denial of future license, certificate, registration, or other applications, or for the
22 refusal to renew the same; for the suspension, revocation, or conditioning of a license,
23 certificate, or registration issued by the Division or other state agencies; and/or for any other
24 reason provided for in law.
- 25 6. Respondent understands that this Consent Order is a public record.
7. Respondent has read and fully understands the terms of this Consent Order, freely and
 voluntarily consents to the entry of this Consent Order without any force or duress, and
 expressly waives all rights to hearing or judicial review in this matter.

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8. Respondent understands that, upon signature of all parties, this Consent Order will be a Final Order.

John F. Pastore (Aug 5, 2025 11:37:41 PDT) It is so agreed this 5 day of August, 2025.
John F. Pastore, Jr. on behalf of JFP Construction LLC

_____ for It is so agreed this _____ day of _____, 2025.
Chair
Electrical and Elevator Board
State of Oregon

1 **BEFORE THE ELECTRICAL AND ELEVATOR BOARD OF THE STATE OF OREGON**

2 **IN THE MATTER OF:**

CONSENT ORDER

3
4 **DAIN NORDBERG,**
5 **AN INDIVIDUAL,**

6 **RESPONDENT.**

BCD CASE C2025-0038

7
8 **INTRODUCTION**

9 The Building Codes Division (“Division”) conducted an investigation on behalf of the
10 Electrical and Elevator Board of the State of Oregon ("Board") and determined that Dain Nordberg
11 (“Respondent”) violated certain provisions of the Division’s statutes and administrative rules as
12 identified below.

13 The parties agree to resolve this matter without a hearing. Respondent understands that
14 Respondent has the right to a contested case hearing under the Administrative Procedures Act,
15 Oregon Revised Statutes (“ORS”) chapter 183, and Respondent fully and finally waives the right to
16 a hearing and any judicial review therefrom by the signing of this Consent Order.

17 **FINDINGS OF FACT**

- 18 1. On or about March 5, 2014 Core Communications Group Inc. (“Core Communications”)¹
19 registered with the Oregon Secretary of State (“SOS”) as a domestic business corporation.
20 2. Since on or about May 22, 2023, Core Communications has held license number 245778
21 with the Oregon Construction Contractors Board (CCB).
22 3. Core Communications has held Oregon limited energy contractor (CLE) license number
23 CLE686 with the Division since on or about June 22, 2023.
24 4. As part of a point of sale system installation project at a retail store located at 831 Lancaster
25

¹ See related Division case C2024-0217 against Core Communications.

1 Drive Northeast, Suite 165, in Salem Oregon (“property”), Respondent, on or about
2 December 3, 2024, installed CAT 6 or CAT 5 cabling on behalf of his employer, Core
3 Communications.

- 4 5. At no relevant time has Respondent held an Oregon journeyman electrician license or
5 supervising electrician license with the Division.

6 **APPLICABLE LAW**

- 7 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
8 455.010, ORS 479.530, ORS 479.905, Oregon Administrative Rule (“OAR”) 918-001-0005,
9 OAR 918-030-0010, and OAR 918-251-0090.
- 10 2. Under ORS 479.530(10), “electrical installations” means the construction or installation of
11 electrical wiring and the permanent attachment or installation of electrical products in or on
12 any structure that is not itself an electrical product. “Electrical installation” also means the
13 maintenance or repair of installed electrical wiring and permanently attached electrical
14 products.
- 15 3. Under ORS 479.530(11), “electrical product” means any electrical equipment, material,
16 device or apparatus that, except as provided in ORS 479.540, requires a license or permit to
17 install and either conveys or is operated by electrical current.
- 18 4. Under ORS 479.620(3), except as provided in ORS 479.620(5), a person may not make any
19 electrical installation without a supervising or journeyman electrician’s license.
- 20 5. Under ORS 479.620(5), a person may not make any electrical installation on a single or
21 multifamily dwelling unit not exceeding three floors above grade, as provided in ORS
22 479.630(14), without a limited residential electrician’s license.

23 **CONCLUSIONS OF LAW**

- 24 1. CAT 5 and CAT 6 cabling constitutes electrical products under ORS 479.530(11).
25

- 1 2. Installing CAT 5 or CAT 6 cabling constitutes electrical installations under ORS
2 479.530(10).
- 3 3. By installing CAT 5 or CAT 6 cabling at the property, without a Oregon journeyman
4 electrician or supervising electrician license, Respondent violated ORS 479.620(3).

5 **ORDER**

- 6 1. The Board hereby assesses a total civil penalty of \$2,000.00 against Respondent for
7 violating ORS 479.620(3) as follows:
- 8 a. \$1,500.00 of the total civil penalty will be suspended for a period of five years if
9 there is compliance with all other terms of this Consent Order.
- 10 b. Respondent agrees to pay the remaining \$500.00 of the civil penalty in a lump sum
11 payment. Respondent's payment must be received no later than the 25th day of the
12 month following the month in which this Consent Order is signed by both parties(*An
13 invoice may be provided to Respondent after this Consent Order is signed by both
14 parties. Respondent understands timely payments must be made even if no invoice is
15 ever received.*) Checks should be made out to the Department of Consumer and
16 Business Services. **Payment shall be mailed to Department of Consumer and
17 Business Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-
18 0445. For payment questions and credit card payments call 503-947-7891.**
- 19 ***NOTE: If you fail to make your lump sum payment as stated in this signed
20 Consent Order, this account may be assigned to the Department of Justice,
21 Department of Revenue, or a private collection agency. You will be responsible for
22 any court costs, attorney fees, any other necessary fees related to the collection of
23 this debt, and any interest or penalties accrued. This debt may also appear on
24 future credit reports.***
- 25 c. Respondent understands the suspended civil penalty (\$1,500.00) will be considered
satisfied five years after this Consent Order becomes a final order, provided
Respondent complies with its terms and has not committed any further violations of
the Division's statutes and rules within that five-year period. Respondent

1 understands and agrees that upon a showing that Respondent has not complied with
2 the terms of this Consent Order or that Respondent has committed any further
3 violations of the Division's statutes or rules within the five-year period, the entire
4 civil penalty, including any suspended amount, will become due and payable. Failure
5 to comply with this Consent Order includes, but is not limited to, failure to pay the
6 civil penalty amount due by the due date.

7 2. Respondent agrees to fully cooperate with the Division's enforcement efforts in other cases
8 that rely on the facts underlying this case. Cooperation may include, but may not be limited
9 to, making sworn statements or testifying in administrative hearings.

10 3. Respondent understands that further enforcement action may be taken for any violation of
11 the Division's statutes or rules not alleged in this Consent Order, whether committed before
12 or after the execution of this Consent Order, and for any violation of the terms of this
13 Consent Order.

14 4. Respondent understands that failure to comply with this Consent Order may be used as a
15 basis for the denial of future license, certificate, registration, or other applications, or for the
16 refusal to renew the same; for the suspension, revocation, or conditioning of a license,
17 certificate, or registration issued by the Division or other state agencies; and/or for any other
18 reason provided for in law.

19 5. Respondent understands that this Consent Order is a public record.


20 6. Respondent has read and fully understands the terms of this Consent Order, freely and
21 voluntarily consents to the entry of this Consent Order without any force or duress, and
22 expressly waives all rights to hearing or judicial review in this matter.

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1 7. Respondent understands that, upon signature of all parties, this Consent Order will be a
2 Final Order.

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4  It is so agreed this 21 day of July, 2025.
5 Dain Nordberg

6 _____ for It is so agreed this ____ day of _____, 2025.
7 Chair
8 Electrical and Elevator Board
9 State of Oregon
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BEFORE THE ELECTRICAL AND ELEVATOR BOARD OF THE STATE OF OREGON

IN THE MATTER OF:

CONSENT ORDER

**MICHAEL PRATT,
AN INDIVIDUAL,**

RESPONDENT.

BCD CASE C2025-0130

INTRODUCTION

The Building Codes Division (“Division”) conducted an investigation on behalf of the Electrical and Elevator Board of the State of Oregon (“Board”) and determined that Michael Pratt (“Respondent”) violated certain provisions of the Division’s statutes and administrative rules as identified below.

The parties agree to resolve this matter without a hearing. Respondent understands that Respondent has the right to a contested case hearing under the Administrative Procedures Act, Oregon Revised Statutes (“ORS”) chapter 183, and Respondent fully and finally waives the right to a hearing and any judicial review therefrom by the signing of this Consent Order.

FINDINGS OF FACT

1. On or about March 30, 2004, Events Unlimited, LLC (“Events Unlimited”)¹ registered with the Oregon Secretary of State (“SOS”) as a domestic limited liability company.
2. On or about May 1, 2025, Respondent, on behalf of Events Unlimited, terminated electrical conductors inside an existing disconnect switch of a building located at 3121 S. Moody Ave., Portland, OR (“property”).
3. At no relevant time has Events Unlimited held an Oregon electrical contractor’s license.

¹ See Division related case C2025-0142 against Events Unlimited.

1 4. At all relevant times Respondent held an Oregon limited stage journeyman electrician
2 license, number 70ST.²

3 **APPLICABLE LAW**

- 4 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
5 455.010, ORS 479.530, ORS 479.905, Oregon Administrative Rule (“OAR”) 918-001-0005,
6 OAR 918-030-0010, and OAR 918-251-0090.
- 7 2. Under ORS 479.530(10), “electrical installations” means the construction or installation of
8 electrical wiring and the permanent attachment or installation of electrical products in or on
9 any structure that is not itself an electrical product. “Electrical installation” also means the
10 maintenance or repair of installed electrical wiring and permanently attached electrical
11 products.
- 12 3. Under ORS 479.530(11), “electrical product” means any electrical equipment, material, I
13 device or apparatus that, except as provided in ORS 479.540, requires a license or permit to
14 install and either conveys or is operated by electrical current.
- 15 4. Under OAR 918-282-0230(1), a limited journeyman stage electrician: (a) shall be employed
16 by an electrical contractor; (b) shall only install temporary feeders, branch circuits and
17 equipment used for the production of shows, exhibits, displays, festivals, conventions, stage,
18 theater, film or video productions; (c) shall be authorized to perform maintenance on
19 temporary equipment designed to be accessed by qualified personnel such as, but not limited
20 to, electronic dimmers, pendant drops, cords, connectors, theatrical and film and video
21 lighting fixtures operating at not more than 150 volts to ground; and (d) is not authorized to
22 install or extend permanent wiring of the structures involved, or install, maintain or repair
23 service conductors or service equipment.

24
25

² Respondent also holds a limited maintenance electrician license, number 6901LME, but it is not applicable to the
violations alleged in this case.

1 **CONCLUSIONS OF LAW**

- 2 1. Electrical conductors constitute electrical products under ORS 479.530(11):
- 3 2. Terminating an electrical conductor inside the existing disconnect switch of a building at the
- 4 property constitutes an electrical installation under ORS 479.530(10).
- 5 3. By performing the foregoing electrical installations without being employed by an electrical
- 6 contractor, Respondent violated OAR 918-282-0230(1)(a).

7 **ORDER**


- 8 1. The Board hereby assesses a total civil penalty of \$2,000.00 against Respondent for
- 9 violating OAR 918-282-0230(1)(a) as follows:
- 10 a. \$1,000.00 of the total civil penalty will be suspended for a period of five years if
- 11 there is compliance with all other terms of this Consent Order.
- 12 b. Respondent agrees to pay the remaining \$1,000.00 of the civil penalty in a lump sum
- 13 payment. Respondent's payment must be received no later than the 25th day of the
- 14 month following the month in which this Consent Order is signed by both parties(*An*
- 15 *invoice may be provided to Respondent after this Consent Order is signed by both*
- 16 *parties. Respondent understands timely payments must be made even if no invoice is*
- 17 *ever received.*) Checks should be made out to the Department of Consumer and
- 18 Business Services. **Payment shall be mailed to Department of Consumer and**
- 19 **Business Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-**
- 20 **0445. For payment questions and credit card payments call 503-947-7891.**
- 21 ***NOTE: If you fail to make your lump sum payment as stated in this signed***
- 22 ***Consent Order, this account may be assigned to the Department of Justice,***
- 23 ***Department of Revenue, or a private collection agency. You will be responsible for***
- 24 ***any court costs, attorney fees, any other necessary fees related to the collection of***
- 25 ***this debt, and any interest or penalties accrued. This debt may also appear on***
- future credit reports.***
- c. Respondent understands the suspended civil penalty (\$1,000.00) will be considered satisfied five years after this Consent Order becomes a final order, provided

1 Respondent complies with its terms and has not committed any further violations of
2 the Division's statutes and rules within that five-year period. Respondent
3 understands and agrees that upon a showing that Respondent has not complied with
4 the terms of this Consent Order or that Respondent has committed any further
5 violations of the Division's statutes or rules within the five-year period, the entire
6 civil penalty, including any suspended amount, will become due and payable. Failure
7 to comply with this Consent Order includes, but is not limited to, failure to pay the
8 civil penalty amount due by the due date.

- 9 2. Respondent agrees to fully cooperate with the Division's enforcement efforts in other cases
10 that rely on the facts underlying this case. Cooperation may include, but may not be limited
11 to, making sworn statements or testifying in administrative hearings.
- 12 3. Respondent understands that further enforcement action may be taken for any violation of
13 the Division's statutes or rules not alleged in this Consent Order, whether committed before
14 or after the execution of this Consent Order, and for any violation of the terms of this
15 Consent Order.
- 16 4. Respondent understands that failure to comply with this Consent Order may be used as a
17 basis for the denial of future license, certificate, registration, or other applications, or for the
18 refusal to renew the same; for the suspension, revocation, or conditioning of a license,
19 certificate, or registration issued by the Division or other state agencies; and/or for any other
20 reason provided for in law.
- 21 5. Respondent understands that this Consent Order is a public record.
- 22 6. Respondent has read and fully understands the terms of this Consent Order, freely and
23 voluntarily consents to the entry of this Consent Order without any force or duress, and
24 expressly waives all rights to hearing or judicial review in this matter.

25 ///

1 7. Respondent understands that, upon signature of all parties, this Consent Order will be a
2 Final Order.

3
4  It is so agreed this 25th day of August, 2025.
5 Michael Pratt

6 _____ for It is so agreed this ____ day of _____, 2025.
7 Chair
8 Electrical and Elevator Board
9 State of Oregon
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Electrical and Elevator Board Report for September 25, 2025

Summary Report of Final Orders by Default

Case #	Name	Violation relating to Electrical and Elevator Board	Location	Date of Violation	Civil Penalty		Other
					Assessed:		
C2024-0203	Homebuilders, LLC	Installation of a subpanel, conduit, breaker, light switches, a light fixture and receptacles. <ul style="list-style-type: none"> •No electrical contractor’s license. •No permit. 	Portland	May to July 2024	Assessed:	\$4,000	
C2024-0090	Kris Peterson	Installation of flexible sheathed electrical cabling, electrical outlets, boxes, and receptacles, light fixtures, electrical circuits, a 220-vac connector, conduit containing electrical wiring and Romex wiring. <ul style="list-style-type: none"> •No supervising or journeyman electrician license. •Directed, supervised, or controlled an electrical installation without a signing supervising electrician license. •No electrical permit. 	Hillsboro, Portland, Beaverton	Fall 2022-Summer 2023	Assessed:	\$11,000	
C2023-0191	Western Sky Construction LLC	Installation of electrical boxes, receptacles, circuits and conduit containing electrical wiring. <ul style="list-style-type: none"> •No electrical contractor’s license. •Allowed unlicensed electrical installations. •No electrical permit. 	Portland	Summer 2023	Assessed:	\$6,000	

Summary Report of Final Orders by Default

Case #	Name	Violation relating to Electrical and Elevator Board	Location	Date of Violation	Civil Penalty	Other
C2024-0123	JRT Electric	Installation of electrical panels, lighting circuits, receptacle circuits, and appliance circuits. <ul style="list-style-type: none"> •No electrical contractor’s license. •Allowed unlicensed electrical installations. •No electrical permit. 	Corvallis	February-May 2024	Assessed: \$12,000	
C2024-0124	Jorge Romero	Installation of electrical panels, lighting circuits, receptacle circuits, and appliance circuits. <ul style="list-style-type: none"> •Procured or assisted an unlicensed person to perform electrical installations. 	Corvallis	February-May 2024	Assessed: \$8,000	
C2024-0216	Neko Pronotorarious	Installation of a ceiling light. <ul style="list-style-type: none"> •No supervising or journeyman electrician’s license. 	Milwaukie	December 2024	Assessed: \$2,000	
C2025-0003	Garth Stuart Miller	Installation of electrical boxes and wiring for the boxes. <ul style="list-style-type: none"> •No supervising or journeyman electrician’s license. 	Lincoln City	December 2024	Assessed: \$2,000	
C2024-0212	Airtight Construction, Inc.	Installation of approximately 10,000 to 15,000 feet of electrical wire. <ul style="list-style-type: none"> •No electrical contractor’s license. •Allowed unlicensed electrical installations. •No permit. 	Prineville	September 2024	Assessed: \$6,000	

Summary Report of Final Orders by Default

Case #	Name	Violation relating to Electrical and Elevator Board	Location	Date of Violation	Civil Penalty		Other
C2024-0051	Sean Douglas Vincent Litster	Installation of a new electrical distribution subpanel, a 220 volt circuit, a wall heater, lighting fixtures, electrical cabling and other circuits •No supervising or journeyman electrician's license.	Albany	September to December 2022	Assessed:	\$2,000	

Evaluation of State Policies and Programs on Housing Production



Agenda
Item
IV.A.

Overview

The **Housing Accountability and Production Office (HAPO)** is leading a project mandated by **SB 1537** to identify opportunities to **reduce state-level barriers to more housing** and strategically maximize and prioritize the use of agency resources and programs to increase housing production. Additionally, this study seeks to identify opportunities for state agencies to **streamline processes and procedures** to demonstrably **increase housing production in Oregon**.

University of Oregon's **Institute for Policy Research and Engagement (IPRE)** is leading the research which evaluates and summarizes the impact on housing of state agency **plans, policies, and programs** which address **land supply, state financing/incentives, infrastructure, process, and permitting**. By assessing housing-related policies of **agencies not directly related to housing**, we hope to provide a more **holistic view** of factors inhibiting housing development. IPRE will be reaching out to **local planners, market rate developers, nonprofit developers, and advocacy organizations** to participate in surveys and focus groups from October 2025 to March 2026 which will culminate in a **report to the legislature in September 2026**.



How to Get Involved

If you're interested in sharing your perspective or staying up to date, scan this QR code to share your info!

Building Codes Division 2025 Legislative Update

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The following is a brief summary of recently passed legislation which may be of interest to the board. These summaries are not a complete outline of the new law and the summary should not be relied upon for decision making. Please refer to the bill text for a complete description of the law change.

Bills Passed in the 2025 Session that may impact BCD Operations

HB 2258: Residential development and permit-ready plans

Creates new provisions, ORS chapter 197A.

Bill

Summary: House Bill 2258 directs the Land Conservation and Development Commission (LCDC) to adopt rules to require local governments to issue a land use decision to approve the development of specified residential development types on certain lots or parcels under specified conditions. The measure also would allow the Department of Consumer and Business Services (DCBS) to establish a process by which an applicant for a building permit for a specified residential structure may receive building construction plan approval from the municipality, specifically through: typical drawings and specifications created by the department under ORS 455.062; or, review of plans and specifications under ORS 455.685. The bill is effective on passage.

Plan: The division intends to coordinate as necessary with LCDC in its implementation of Section 2 of the bill.

The division has already established a process by rule for developing and publishing permit-ready plans (ORS 455.062), those rules can be found at OAR 918-001-0500 to 918-001-0530. The division is in the process of developing plans that can utilize the more efficient permit ready plan review process. Plans for residential decks were published earlier this year, plans for pole barns are expected soon, and the division intends to develop plans for a small footprint single family home in the next year. The division also intends to publish a process for reviewing submissions for master plans (ORS 455.685) before the end of the year.

HB 2658: Frontage improvement requirements

Creates new provisions, ORS 455.410 to 455.740.

Bill

Summary: House Bill 2658 adds a number of definitions to ORS 455.410-455.740, including “alteration,” “construction permit,” and “frontage improvement.” The bill

prohibits a municipality with a population of 15,000 or more from requiring frontage improvements as a condition of issuance of a construction permit. The bill includes exceptions to this rule based upon, among other things, the Americans with Disabilities Act, and alteration cost. The bill also requires the Department of Consumer and Business Services (DCBS) undertake rulemaking that makes these restrictions apply to any alteration that does not exceed \$150,000. The department is required to update these rules annually to amend this dollar value to reflect changes in the Consumer Price Index for All Urban Consumers, West Region (All Items). On January 1, 2031, the provisions are applied to all municipalities, not just those with a population greater than 15,000. The bill is effective January 1, 2026.

Plan: The division plans to undertake rulemaking, as required in the bill. The division may also be required to acquire professional expertise for some of the items that are contained within the bill but are not currently part of the existing building code, such as frontage, gutters, and other listed items. The division received one FTE supported by the general fund to implement and support this work.

HB 2688: Expanded requirements for prevailing wage projects

Creates new provisions; amends ORS 279C.800.

Bill

Summary:

ORS 279C.815 requires, annually, that the Commissioner of the Bureau of Labor and Industries (BOLI) determine the prevailing wage rate (PWR). The PWR is the hourly wage, including all fringe benefits, paid in a locality to the majority of workers employed in a specified trade or occupation. Contractors and subcontractors must pay the PWR to workers on certain public works projects. Public works projects are generally covered by the state's prevailing wage if the total project cost exceeds \$50,000.

House Bill 2688 expands the definition of public works for the purpose of PWR to include certain projects that previously might not have been impacted. Among other project types, the bill specifically includes work performed on any of the following systems or components:

- Mechanical systems such as heating, ventilation, air conditioning, refrigeration and other ducting or piping systems or components;
- Plumbing systems or components;
- Electrical systems or components of electrical systems that conform with the requirements of ORS 479.510 to 479.945 and the rules of the Electrical and Elevator Board;
- Boiler systems or components of boiler systems.

The bill is effective on the 91st day following adjournment *sine die*.

Plan: The division will facilitate any rulemaking the Electrical and Elevator Board determines is necessary to assist BOLI in making PWR determinations.

HB 3145: LIFT program funding

Creates new provisions, ORS 458.480 to 458.490.

Bill

Summary: HB 3145 would require the Oregon Housing and Community Services Department (OHCS) to use \$25 million from the Local Innovation and Fast Track (LIFT) Housing Program Fund to support the construction or acquisition of factory-produced housing for low-income households in up to five locations. It would also require the OHCS to contract with the Network for Oregon Affordable Housing (NOAH) to convene an advisory group to advise on project solicitation processes and criteria, based upon specifics in the bill. The bill requires BCD participate in that advisory committee. The bill is effective on the 91st day following adjournment *sine die*.

Plan: The division anticipates coordinating with OHCS to participate in the advisory committee.

HB 3505: System Development Charges for residential fire suppression systems

Amends ORS 223.301.

Bill

Summary: HB 3505 was championed by the Building Codes Division. System Development Charges (SDCs) are one-time fees charged on municipal development to help pay for existing and planned infrastructure to serve the development. The construction of any structure requires, among other things, a calculation to determine the anticipated impact on the water system in order to determine system development charges. The calculation is based on a variety of factors and varies by community. In some communities, the calculation is based on the size of the water meter.

Often, when a residential fire sprinkler system is installed in a home, a larger water meter is calculated as necessary. In some municipalities, because the size of the water meter for a home directly determines the cost of the water system development charges, the cost of residential fire sprinklers significantly increases the cost to build homes that include NFPA 13D fire sprinkler systems. This higher cost is unnecessary in situations where the sprinkler system is the only reason for the larger water meter.

HB 3505 prohibits municipalities from charging increased SDCs if the only reason for the increased SDC charge is the installation of NFPA 13D residential fire sprinklers or a larger water meter to serve those sprinklers. The bill is effective January 1, 2026.

Plan: The division is not required to take any action to implement this bill.

HB 3746: Condominium and other built structures construction liability

Creates new provisions; amends ORS 12.135, 94.662, 100.115, 100.210, 100.417, 100.490, 100.680, 701.570, 701.575, 701.580 and 701.585.

Bill

Summary: House Bill 3746 makes a number of changes to laws regarding condominium governance, operations, and the statute of repose for causes of action against a condominium builder, including:

- Requiring a special inspection for moisture intrusion by the end of the second year following substantial completion, and an inspection completed before the end of the sixth year.
- Requiring that the results from an independent inspection for moisture intrusion and the name of the person who performed the inspection be delivered at the turnover meeting.
- Removing the existing requirement for a majority of lot owners to approve initiating litigation, instead allowing a condominium board to move forward with initiating litigation.
- Altering the existing 60 day time limit for residents of a condo association to initiate litigation to 90 days, with specified notice requirements included.
- Altering the period to file a lawsuit over construction defects in common property to seven years, with an extra year allowed if the defect is discovered late in that period.

The bill specifies that the measure only applies to condominiums if the declaration for a planned community was filed after the effective date of the measure, and excludes condominiums for which each unit owner is responsible for their own maintenance, both interior and exterior. The measure sets out specifications for inspection timelines and requirements, and allows the owner of the condominium to choose the contractor, sub-contractor, or supplier responsible pay an amount equal to the cost of remediation instead of performing the remediation. The bill is effective January 1, 2026.

Plan: While House Bill 3746 represents a substantial policy shift in condominium construction liability, the portion of the bill that pertains to BCD is narrow. The bill would require that any “independent inspection for moisture intrusion and the name of the person who performed the inspection” be included in the materials delivered at the turnover meeting. These inspections occur outside of the scope of the BCD oversight and are a special inspection that sometimes is required in the course of a construction contract.

HB 3940: Wildfire protection and response

Creates new provisions; amends ORS 242.702, 291.055, 293.144, 293.148, 321.005, 321.011, 321.012, 321.015, 323.500, 323.505, 323.510, 323.515, 323.625, 477.001, 477.205, 477.230, 477.232, 477.270, 477.277, 477.281, 477.295, 477.440, 477.445, 477.450, 477.455, 477.460, 477.750, 477.755, 477.760, 477.770, 477.775, 477.777, 478.010, 478.120, 478.140 and 526.122 and section 20, chapter 592, Oregon Laws 2021; repeals ORS 476.310, 476.320, 476.330, 476.340, 477.415, 477.880, 477.960, 477.970 and 526.123.

Bill

Summary: Wildfire preparation has been a major policy topic in recent legislative sessions. Since 2021, BCD has administered the Wildfire Home Hardening Grant Program, which provides money to home and business owners to help pay for fire hardening of a home or business that was damaged or destroyed in certain wildfires since 2020.

HB 3940 is the most recent bill that seeks to address funding to combat the dangers of wildfire. The bill makes a number of changes to funding and programs related to wildfire mitigation and suppression, including:

- Establishing an oral nicotine products tax, with proceeds to be deposited in relevant wildfire reduction funds.
- Depositing certain portions of the Oregon Rainy Day Fund interest into specific funds.
- Raising the forest products harvest tax and tying it to the Consumer Price Index.
- Establishing the State Forestry Department Large Wildfire Fund.
- Defining centralized administrative costs.
- Adjusting the cost of protection for grazing land and tying it to the Consumer Price Index.
- Raising the minimum assessment and surcharge for improved lots or parcels and tying it to the Consumer Price Index.
- Adjusting membership and responsibilities for the emergency fire cost committee.
- Making adjustments to the Oregon Forest Land Protection Fund.
- Reclassifying lands classed as “zone 1 lands” to “class 3 lands”.
- Changing requirements for forestland within rural fire protection districts.
- Changing requirements for agencies to borrow funds from the State Treasury for fire suppression costs.
- Establishing an offset for the State Forestry Department to apply to certain forestland.
- Removing the requirement that the balance of the Cash Flow Repayment Fund be transferred to the General Fund.
- Establishing the Wildfire Prepared Structures Program at the Department of the State Fire Marshal.

The Department of the State Fire Marshal is directed to consult with the division in developing a list of wildfire hazard mitigation improvements that the Wildfire Prepared Structures Program will incentivize. The bill is effective on the 91st day following adjournment *sine die*.

Plan: The division anticipates coordinating with the OSFM on the wildfire hazard mitigation improvements included in the Wildfire Prepared Structures Program.

SB 5511: DCBS agency budget bill

HB 5006: End of session bill

Create new provisions; amend section 275, chapter 669, Oregon Laws 2021, and section 248, chapter 605, Oregon Laws 2023.

Bill

- **Summary:** These two bills are the relevant funding bills for the Department of Consumer and Business Services, of which BCD is a division. SB 5511 is a standard budget bill and contains appropriate funding for the division. Included in the bill are two policy option package (POPs) which allow BCD to increase its limitation in order to:
 - Purchase an information technology system to manage the training and certification process for building officials and building inspectors in Oregon. The Division currently uses a manual process that is time consuming and inefficient.
 - Execute a new contract to support the ePermitting platform, and procure new information technology systems to assist with boiler and elevator billing.

HB 5006 is an omnibus, end-of-session budget bill. HB 5006 is the legislative vehicle that makes the final changes across Oregon's enterprise budget. It contains hundreds of discreet funding allocations. Among those allocations is a POP that gives BCD permission to use existing funds to hire four new plans examiner positions, in anticipation of the expanded need for plans examination statewide, including for performing master plan review, prefabricated plan review, and plan review for other jurisdictions through mutual aid. SB 5511 is effective July 1, 2025. HB 5006 is effective on passage.

SB 49: Building Codes Structures Board composition

Amends ORS 455.132.

Bill

Summary: Senate Bill 49 alters the composition of the Building Codes Structures Board, adding two new board member seats to the board and further altering an existing seat as follows:

- Addition of one new board member seat dedicated for “a fire protection engineer;” and
- Addition of one new board member seat dedicated for “a structural engineer, certified or registered under ORS 672.107, specializing in the design of residential buildings more than three stories above grade.”
- Alteration of an existing board member seat to “an architect” from the current “an architect or engineer.”

The measure is effective January 1, 2026.

Plan: The division intends to support the onboarding of new members, and related board support, as it currently does. The addition of two board members to this board is anticipated to have a minimal impact on division operations, but will bring additional perspectives to the Building Codes Structures Board.

SB 83: Wildfire hazard and mapping

Creates new provisions; amends ORS 105.464, 197.716, 215.291, 215.495, 476.392, 476.398, 476.687, 476.690, 476.696, 477.015, 477.503, 477.748 and 526.272; repeals ORS 455.612, 455.614, 476.390, 476.394, 477.027, 477.161 and 477.490 and sections 12a, 12b, 12d and 29, chapter 592, Oregon Laws 2021.

Bill

Summary: Senate Bill 83 is the most recent in a line of bills relating to wildfire over the course of the last several sessions. In 2021, the legislature passed Senate Bill 762, a comprehensive wildfire law aimed at creating fire-adapted communities, improving landscape resiliency, and enhancing wildfire response. Part of the bill directed the Oregon Department of Forestry, in partnership with Oregon State University, to create a statewide wildfire risk map that included wildland-urban interface (WUI) boundaries, categorizing properties into wildfire hazard classes (extreme, high, moderate, low, and no hazard). It also required the State Fire Marshal to establish defensible space standards based on the map and the International Wildland-Urban Interface Code, and for the Department of Consumer and Business Services to adopt building code standards (R327) for new construction in high-hazard areas.

In 2023, the Oregon Legislative Assembly passed Senate Bill 80 to update the state's approach to wildfire hazard assessment and mitigation. The bill revised the statewide

wildfire map by reducing the classification system from five tiers to three categories. It also introduced programs focused on improving the resilience of homes in vulnerable communities.

In 2025, Senate Bill 83 represents a shift in policy, amending significant portions of these preceding laws. The bill repeals the statewide wildfire hazard map and all associated regulatory requirements including defensible space requirements and wildfire hazard mitigation building code requirements. DCBS was directed to make the wildfire hazard mitigation provisions of Section R327 available for local adoption. The bill is effective on passage.

Plan: The division intends to implement the requirements of Senate Bill 83 by amending Section R327 of the Oregon Residential Specialty Code. These amendments will:

- adjust the scope of the section to only apply to new construction of new buildings;
- make the section available for local adoption by any municipality that approves it; and,
- require that a municipality that adopts the section locally notify the division of that adoption and where, within the municipality, the section will apply.

The division first intends to bring these code amendments to the Residential and Manufactured Structures Board to approve the amendment to the code. Initially the division will adopt these amendments with a temporary rule that is intended to go into effect shortly after board approval. The division intends to then go through a full rulemaking process including a public hearing on the rule prior to an anticipated permanent rulemaking targeting an effective date of January 1, 2026.

SB 974: Residential development plan approval 120-day timeline

Creates new provisions; amends ORS 197.830 and 197.835.

Bill

Summary: In Oregon, the process of submission and approval of applications for residential development is largely governed by the local municipality. In contrast to Oregon's statewide building code, under ORS 92, local governments adopt their own processes, and as a result, timelines vary. SB 974 requires application review and approval be completed with 120 days. The measure contains provisions for extension, if requested by the applicant. The bill is effective on the 91st day following adjournment *sine die*.

Plan: This measure is not anticipated to impact division operations directly. However, the construction work that follows approval of a plan will likely fall under the statewide building code, and therefore will be the responsibility of the Building Codes Division.

SB 1061: Lumber grading for ORSC-governed structures

Creates new provisions.

Bill

Summary: The Building Codes Division (BCD) administers Oregon's Statewide Building Code, which provides uniform standards that ensure newly constructed residential and commercial buildings are safe for citizens to occupy. BCD adopts, by reference, American Softwood Lumber Standard PS 20-20, which includes requirements for grading lumber. Lumber grading is, generally, the evaluation of the quality, strength, and characteristics of the lumber. Lumber that is not graded has limited use as a building material under the building code. Lumber grading occurs under the auspices of professional lumber grading organizations that control the inspectors and inspection processes.

SB 1061 requires BCD to establish, by rule, a new process to accept lumber graded by individuals certified under a pilot training program operated by Oregon State University. The bill becomes effective January 1, 2026 and “sunsets,” or ceases to exist, January 2, 2033.

Plan: BCD will undertake the rulemaking described in the bill, including limitations established in the bill:

- Consistency with current code standards for existing grades and design values under the building code
- Permitting the use of self-graded lumber only for structures governed by the Oregon Residential Specialty Code
- Disclosure of the use of self-graded lumber in the permit file.

SB 1066: Fire suppression and life safety standards for Residential Training Homes and Adult Foster Homes

Amends sections 3 and 9, chapter 91, Oregon Laws 2022.

Bill

Summary: Residential Training Homes and Adult Foster Homes are defined in ORS 443. Residential Training Homes are supported residential care facilities for adults with intellectual or developmental delays. Adult Foster Homes are supported residential care facilities for adults that require assistance with daily tasks; both are commonly located in single-family residential dwellings and are permitted to house up to five care recipients.

Fire suppression and life safety standards for these facilities include a requirement to install automatic residential fire sprinklers. SB 1548 (2022) created a temporary

exemption from the sprinkler requirements for these facilities, SB 1521 (2024) extended that exemption.

SB 1066 extends the exemption further by two years, through 2028. The measure is effective on passage.

Plan: The division will update the text box in the Oregon Structural Specialty Code to reflect the new bill and corresponding date of the stay of enforcement and will update the associated technical bulletin with similar details.

SB 1086: Building Inspection Professional Apprenticeship Program

Creates new provisions; amends ORS 455.720.

Bill

Summary: Oregon currently has an Inspector Training Program designed to establish a workforce of building inspection professionals that are knowledgeable on the statewide building code. The Inspector Training Program is operated through the Building Codes Division of the Oregon Department of Consumer and Business Services (DCBS). The division works closely with members of the Oregon Building Officials Association, the professional association for building inspection professionals in Oregon.

Senate Bill 1086 directs DCBS to assist and provide staff support to OBOA for the purpose of developing and submitting to the State Apprenticeship and Training Council a proposal to establish an apprenticeship program for building inspectors. The bill is effective on the 91st day following adjournment *sine die*.

Plan: The division plans to work with OBOA members as the apprenticeship program proposal is developed. The division intends to treat the staff support of this work in a similar manner to the support provided to standing boards, rules advisory committees, and other similar meetings. Notably, this bill “sunsets,” or ceases to exist, on January 2, 2027. The intent is that the process of drafting the proposal will either result in an appropriate program proposal or, alternately, reveal the need for further work or legislation.

Battery charged fence installation license requirements

Agenda Item IV.C.

Date: September 2025

Subject: Licensing requirements for the installation of a battery charged fence

Questions:

1. Which individual or contractor electrical license is required to install a stand-alone battery charged fence as defined in ORS 195.870.
2. Are there any conditions with the installation of a battery charged fence that would require an electrical license for the individual or contractor?
3. What permitting is required for the installation of a battery charged fence?

Answers:

1. Battery-charged fence is defined in ORS 195.870:

“Battery-charged fence” means a fence that interfaces with an alarm system in a manner that enables the fence to cause the connected alarm system to transmit a signal intended to summon law enforcement in response to an intrusion and has an energizer that is driven by battery.”

The purpose of the electrical safety law in ORS 479.520 “is to protect the health and safety of the people of Oregon from the danger of electrically caused shocks.” The systems, as defined in ORS 195.870, have been intentionally designed in compliance with International Electrotechnical Commission (IEC) standards to cause an electrical shock when touched without causing physical harm as a way to protect property. As such they do not pose an undue safety hazard to the public or to the installer. When these products are installed as a stand-alone battery powered fence they do not require an electrical contractor license or individual installer license.

However, all contractors are required to have a valid Construction Contractors Board (CCB) license for construction activities performed in Oregon.

2. An electrical branch circuit installed from the premise’s electrical system for gate control or to charge/backup the battery in the controller is required to be installed by licensed electricians and electrical contractors. A protective signaling circuit installed from the controller to the alarm system would need limited energy licensed installers and contractor licensing for the low voltage circuit.
3. According to ORS 195.870(3)(c), an alarm system permit issued by a local municipality is the only necessary permit.

Contact:

Brian Crise
Electrical Program Chief
brian.crise@dcbs.oregon.gov
503-910-0048 (primary)
503-378-4459

State of Oregon

Board memo

Building Codes Division

September 25, 2025

To: Electrical and Elevator Board

From: Pierre Sabagh, policy analyst, Policy and Technical Services

Subject: 2026 Oregon Electrical Specialty Code (OESC) Code Review Committee

Action requested:

Electrical and Elevator Board review and selection of a code review committee for the 2026 Oregon Electrical Specialty Code (OESC)

Background:

At the July 24, 2025, Electrical and Elevator Board meeting, board members discussed appointing a code review committee for the 2026 OESC. The division issued a solicitation on August 4, 2025, for individuals interested in participating in the code review committee. The solicitation closed on August 19, 2025. Enclosed is the list of individuals that submitted interest in serving on the code review committee.

Discussion:

Through the committee member solicitation period, 31 applications were received from interested parties with a variety of backgrounds and experience. The division recommends a committee of seven to nine members. Applicants were asked to explain their experience working with the code and identify themselves based on the following categories:

- Building official, plans examiner, or inspector
- Electrical construction contractor, builder, or developer
- Electrical designer or architect
- Professional engineer
- Utility or energy supplier
- Other

Options:

- Name the selected members of the committee for the record.

2026 Oregon Electrical Specialty Code (OESC)

Code Review Committee Member Solicitation

The following individuals submitted an interest form to participate as a member of the code review committee. Each applicant's experience working with the OESC can be found starting on page two.

1. **Chad Privratsky** - PM/Instructor
2. **Curtis Mann** - Instructor, Central Electrical Training Center
3. **David Albritton** - Electrician, Georgia-Pacific
4. **Emilio Garciaruiz** - General Supervising electrician, Electrical inspector
5. **Eric Sherman** - Electrician
6. **Frank Sonnabend** - Senior Electrical Inspector, City of Corvallis
7. **Gary Boom** - President, Parkin Electric
8. **Howard Kultala** - Electrical Combination Inspector 1
9. **Joe Goschie** - Lead Electrical Inspector, City of Eugene
10. **John McCamish** - Codes and Standards Specialist, Eaton
11. **Jon Coulimore** - President / JC Electric, Inc.
12. **Joseph McLaughlin** - Senior Facilities Technician, Jireh Semiconductor
13. **Katie Marie Barr** - Friend
14. **Keith Anderson** - Retired / Electrical Chief 2014 – 2023
15. **Michael Pratt** - Journeyman Stagehand, IATSE Local 28
16. **Michael Weaver** - M&W Electric
17. **Nathan Philips** - Integrated Electronic Systems
18. **Owen Gilstrap** - Senior Electrical Inspector, Deschutes County
19. **Randall Smith II** - Owner, Aboveboard Electric, Inc.
20. **Robert Weir** - Chief Estimator, Hage Electric
21. **Russell Robertson** - Electrical Inspector, City of Bend
22. **Ryan Bennett** - Senior Electrical Inspector, City of Cottage Grove
23. **Ryan Richards** - Signing Supervisor, Cochran Inc.
24. **Shawn Haggin** - Oregon Electric Test Prep
25. **Stephen Shepherd** - Bear Electric, Inc.
26. **Steve Peterson** - Cascade Electrical Contractors, Inc.
27. **Steven Worsley** - NECA IBEW Electrical Training Center
28. **Tim Samples** - Electrical Inspector, Lincoln County
29. **Wendell Whistler** - SGS NA, Inc.
30. **William Dutton** - Electrical Inspector, Clackamas County
31. **Wm Ross Neuman** - Signing Supervisor – Construction Manager, Squires Electric

The following are answers to “Please explain your experience working with this code” submitted by the applicant.

Chad Privratsky

PM/Instructor

Was on the states test question review committee a few years back, participated in rewriting the supervisor tests, and generally feel obligated to help.

Curtis Mann

Instructor, Central Electrical Training Center

15-year journeyman wireman. Last 5-ish years teaching 4th & 5th year apprentice & JW CEUs, with a focus on the OESC/Rule n' Law.

David Albritton

Electrician, Georgia-Pacific

Installation and maintenance of electrical equipment in an industrial facility in compliance with NFPA 70 as amended by the OESC. Active member of a JATC apprenticeship committee working directly with apprentices and training apprentices. Active continuing education instructor that has conducted Oregon Rule and Law (OESC) continuing education in the past. Active Electrical and Elevator Board Member.

Emilio Garciaruiz

General Supervising electrician, Electrical inspector

I have been an electrical inspector , general supervising electrician for almost 20 years. My experiences have allowed me a wide array of code related encounters that allow me the foundation to provide good insight and understanding of code compliance.

Eric Sherman

Electrician

General Supervising Electrician and Electrical Inspector Certification, 20 years' experience in the Oregon Electrical Construction industry, approximately 16 years' experience teaching electrical apprenticeship and continuing education classes on NEC and OESC. I am well versed in Oregon electrical code and am intimately familiar with the Oregon electrical industry.

Frank Sonnabend

Senior Electrical Inspector, City of Corvallis

10 years electrical inspection experience with the City of Corvallis as the Senior Electrical Inspector. I was a member on the 2023 OESC code panel. I'm on my first term on the Electrical Elevator Board with the State of Oregon. I was an electrical contractor on the Oregon Coast 2011-2016. I have also obtained 16 State of Oregon certifications from my OIC to my Fire, Life, Safety certificate, to my BO certification.

Gary Boom

President, Parkin Electric

I am a 35 year Oregon electrician with Parkin Electric as an apprentice, general journeyman and general supervising electrician. I have served on NFPA 70 CMP-9 and currently serve on CMP-11. I was a member of the 2023 OESC technical code review committee and would enjoy being part of the process again.

Howard Kultala

Electrical Combination Inspector 1

I have over 22 years of experience in the electrical inspections (9 years at Washington County, 7 years at Intel with FST for code compliance, 6 years at Columbia County) and a total of 54 years in the electrical field.

Joe Goschie

Lead Electrical Inspector, City of Eugene.

I have been on the committee for the last 4 code cycles.

John McCamish

Codes and Standards Specialist, Eaton

I have taught the NEC for over 2 decades and was principal member of Code Making Panel 2 for the 2017 to 2023 code cycles and currently serve on CMP-17. I Chair the task group for reviewing Annex D Calculation Examples for the upcoming 2029 edition. I am the author of "Codeology: Navigating the NEC" for the 2020 and 2023 editions of the NEC, currently working on the 2026 edition. I have served on previous Oregon Electrical Specialty Code Committees and Oregon Exam Committees and look forward to be able to contribute again.

Jon Coulimore

President / JC Electric, Inc.

Member of OESC Review Committee since 2016, current Alternate on NFPA 70 Code-Making Panel 5; Committee Chairman of Area 1 Inside Electrical JATC; instructor at Area 1 JATC since 1996, member of IEC National Codes & Standards Committee since 2019; 2025 member of UL Standards TC 0067, TC 0467, and TC 0004

Joseph McLaughlin

Senior Facilities Technician, Jireh Semiconductor

I have worked for a few years as a Limited Maintenance Electrician (LME), using the NEC and OESC to help engineers and supervising electricians determine solutions and code-compliance. I am also an amateur radio operator, having the highest license-class granted by the Federal Communications Commission. I have a particular interest in NEC article 810 which governs the installation and operation of amateur radio stations (ham radio) and citizens-band radio stations (CB radio). The 2023 NEC contains several sections which, properly interpreted, conflict with common-practice and general safety guidelines for amateur radio stations. Additionally, I would like to pursue the addition of a section to OESC in NEC article 810 which would provide a broad exemption to certain requirements for experimental installations for amateur radio stations.

Katie Marie Barr

Friend

I have no experience with this code. I have a lifetime with being a mother a nebor, housing inspections have been a frequent part of my life and others who are approved for section 8.

I have close friend who is employed with jimco electric. I am scoping out to see if it's worth the interest to be involved.

Keith Anderson

Retired / Electrical Chief 2014 - 2023

2011, 2014, 2017, 2021, 2023 OESC committee member. 9 years as program Chief, retired 2023. 26 years as A level field inspector in Oregon.

Michael Pratt

Journeyman Stagehand, IATSE Local 28

I am on the Education Committee of IATSE Stagehands Local 28, specifically to teach stage electrical practices and NEC, to prepare stagehands to test for the Oregon Limited Journeyman Stage electrical license. I have been working in Local 28 since 1981, with an emphasis on electrical and stage lighting. I hold two licenses: 70ST and 6901LME. I look forward to helping improve and clarify the Code in any area that I can, with an emphasis on electrical work for any type of event.

Michael Weaver

M&W Electric

I have been on this committee for several cycles and would like to continue to assist in adopting the NEC in the best interest of Oregonians. I also serve on 2 code panels that write and adopt the NEC

Nathan Philips

Integrated Electronic Systems

I have chaired the OESC advisory committee for at least the last 6 cycles. I am a past member and chair of the Electrical and Elevator Board. Also, I am currently the Chair of the NEC CMP 10 and am past Chair and am now an alternate member of NEC CMP 5.

Owen Gilstrap

Senior Electrical Inspector, Deschutes County

I have been an inside wireman for 35 years, a signing supervisor for 25 years and an Electrical inspector for 10 years.

Randall Smith II

Owner, Aboveboard Electric, Inc.

Previous E and E board member. Previous code committee member. Five years Lincoln County Electrical Inspector.

Robert Weir

Chief Estimator, Hage Electric

I am the signing supervisor, estimator, and design build director for an electrical contractor. I have been working with the NEC and OESC for 27 years. I work with the OESC and the OEESC on a regular basis doing design work. I feel like I would have a practical influence on the review of upcoming codes changes.

Russell Robertson

Electrical Inspector, City of Bend

I was a committee member on both the 2020, and the 2023 OESC code review committees. I have over 20 years' experience in the electrical industry, with 7 of those years as an electrical inspector. I am currently a 4th year instructor for area VII JATC electrical apprenticeship program, and have been doing so for the last 10 years.

Ryan Bennett

Senior Electrical Inspector, City of Cottage Grove

I have been a licensed electrician in Oregon for 32 years with about 15 of that as an inspector for various jurisdictions including Yamhill County, Tillamook County, Oregon BCD and The City of Cottage Grove. I've also been an active member of IAEE for years and regularly attend their meetings and code seminars.

Ryan Richards

Signing Supervisor, Cochran Inc.

I have worked in the field for over 26 years across the state and in residential, commercial and industrial electrical projects. I've been part of the last two code adoption cycles on the committee and really enjoying working with others to improve our state's electrical code.

Shawn Haggin

Oregon Electric Test Prep

I played an active role during the 2014, and 2017 code adoption process from a regulatory position. I also participated in the 2020 and 2023 adoption process from the audience. I currently teach Supervisor license prep classes extensively using the 2023 NEC, this class is offered throughout the State of Oregon.

Stephen Shepherd

Bear Electric, Inc.

I have served on the committee the past two code cycles, i am also a supervising electrician.

Steve Peterson

Cascade Electrical Contractors, Inc.

I have been apprentice, journeyman and supervising electrician in Oregon for 31 years and a local Salem Electrical Contractor for 22 years. I have experience serving as a 4th year apprentice instructor for 5 years. Interpreting and teaching the NEC and Oregon specialty code has been a constant throughout my career, and I would like to lend my knowledge to the process.

Steven Worsley

NECA IBEW Electrical Training Center

I am a day instructor that prepares our students to take their electrical examinations for the General Journeyman, Limited Residential, and Limited Energy Technician A licenses. I also teach grounding and bonding, overcurrent protection, and transformers to our third year apprentices.

Tim Samples

Electrical Inspector, Lincoln County

I worked as an electrician in the USAF, CO and NV from 1990 - 1996. I was accepted into the Oregon apprenticeship program in 1999. I have since worked as an apprentice 1999-2004, journeyman 2004 - 2009, supervising electrician 2009-2010, and electrical inspector 2010 - present. I taught the electrical apprenticeship at Blue Mountain Community College from 2008-2009, when I moved to the coast.

Wendell Whistler

SGS NA, Inc.

I have been involved with the NEC code making process since 2008 as a representative on Code Making Panel 3 and Code Making Panel 4. I am currently an approved continuing education instructor in Oregon, Washington, Alaska and Idaho.

William Dutton

Electrical Inspector, Clackamas County

I have over 45 years' experience in the electrical construction industry working in a facets. I am currently working as an electrical inspector for Clackamas County, part-time electrical plan review with City of Gresham and also teach electrical code and calculation classes at NIETC.

Wm Ross Neuman

Signing Supervisor – Construction Manager, Squires Electric

36 years as an electrician, residential both new and remodel. Commercial/ industrial just about everything except mills and chip factories as both JW and Foreman. and as Construction Manager since 2014 where I help JW's with code issues and questions and consult with inspectors almost daily.

Thomas Kyle

Chair Electrical and Elevator Board

2026 Oregon Electrical Specialty Code (OESC)

Code Review Committee Member Appointments

September 11, 2025

The following individuals submitted an interest in participating as a member of the code review committee and are hereby appointed as members to attend, comment and vote on any provisions. The final acceptance and approval of the OESC Code is by the Electrical and Elevator Board. Your participation and recommendations are of great value to this process.

The E & E Board may awarded Continuing Education Hours to the extent of the Individual Participating members' license renewal requirements for the 2026-2028 credits.

1. Nathan Philips - Chair

Integrated Electronic Systems

I have chaired the OESC advisory committee for at least the last 6 cycles. I am a past member and chair of the Electrical and Elevator Board. Also, I am currently the Chair of the NEC CMP 10 and am past Chair and am now an alternate member of NEC CMP 5.

2. Michael Weaver - M&W Electric

I have been on this committee for several cycles and would like to continue to assist in adopting the NEC in the best interest of Oregonians. I also serve on 2 code panels that write and adopt the NEC

3. Gary Boom - President, Parkin Electric

I am a 35-year Oregon electrician with Parkin Electric as an apprentice, general journeyman and general supervising electrician. I have served on NFPA 70 CMP-9 and currently serve on CMP-11. I was a member of the 2023 OESC technical code review committee and would enjoy being part of the process again.

4. Chad Privratsky - PM/Instructor

Was on the states test question review committee a few years back, participated in rewriting the supervisor tests, and generally feel obligated to help.

5. Frank Sonnabend - Senior Electrical Inspector, City of Corvallis

10 years electrical inspection experience with the City of Corvallis as the Senior Electrical Inspector. I was a member of the 2023 OESC code panel. I'm on my first term on the Electrical Elevator Board with the State of Oregon. I was an electrical contractor on the Oregon Coast 2011-2016. I have also obtained 16 State of Oregon certifications from my OIC to my Fire, Life, Safety certificate, and to my BO certification.

6. Joe Goschie - Lead Electrical Inspector, City of Eugene.

I have been on the committee for the last 4 code cycles.

7. Randall Smith II - Owner, Aboveboard Electric, Inc.

Previous E and E board member. Previous code committee member. Five years Lincoln County Electrical Inspector.

Thomas Kyle

Chair Electrical and Elevator Board

2026 Oregon Electrical Specialty Code (OESC)

Code Review Committee Member Appointments

8. Jon Coulimore -President / JC Electric, Inc.

Member of OESC Review Committee since 2016, current Alternate on NFPA 70 Code-Making Panel 5; Committee Chairman of Area 1 Inside Electrical JATC; instructor at Area 1 JATC since 1996, member of IEC National Codes & Standards Committee since 2019; 2025 member of UL Standards TC 0067, TC 0467, and TC 0004

9. Russell Robertson - Electrical Inspector, City of Bend

I was a committee member on both the 2020, and the 2023 OESC code review committees. I have over 20 years' experience in the electrical industry, with 7 of those years as an electrical inspector. I am currently a 4th year instructor for area VII JATC electrical apprenticeship program and have been doing so for the last 10 years.

10. Stephen Shepherd - Bear Electric, Inc.

I have served on the committee the past two code cycles, i am also a supervising electrician.

11. Ryan Richards - Signing Supervisor, Cochran Inc.

I have worked in the field for over 26 years across the state and in residential, commercial and industrial electrical projects. I've been part of the last two code adoption cycles on the committee and really enjoy working with others to improve our state's electrical code.

12. Tim Samples - Electrical Inspector, Lincoln County

I worked as an electrician in the USAF, CO and NV from 1990 - 1996. I was accepted into the Oregon apprenticeship program in 1999. I have worked as an apprentice 1999-2004, journeyman 2004 - 2009, supervising electrician 2009-2010, and electrical inspector 2010 - present. I taught the electrical apprenticeship at Blue Mountain Community College from 2008-2009, when I moved to the coast.

13. Steven Worsley - NECA IBEW Electrical Training Center

I am a day instructor that prepares our students to take their electrical examinations for the General Journeyman, Limited Residential, and Limited Energy Technician A licenses. I also teach grounding and bonding, overcurrent protection, and transformers to our third-year apprentices.

14. Thomas Kyle - Electrical Contractor

Owner Kyle Electric, Inc, 1978-2019, Owner Kyle's Property & Development, LLC, 2019-Current. Electrical Board Chair. I have designed electrical projects that have been submitted to the public for competitive bids from Custom Homes, Hospitals, RV Parks, Street Lighting and though Prisons. Many of these projects were installed by my own crew. I have had to be aware of the NEC and any Oregon interpretations. When you design an electrical system for any customer it must meet all codes. If I miss an item with my design, it comes back to me to correct at my cost. The NEC, updates and interpretations are part of the everyday function of being a contractor. Everyone should be participating.

The selection of members was based on participation with National Code Panel Membership, prior OESC Electrical Review participation, Oregon Electrical and Elevator Board Current/past appointments and personal knowledge of the individuals.

Thomas Kyle
Chair Electrical and Elevator Board
2026 Oregon Electrical Specialty Code (OESC)
Code Review Committee Member Appointments

I encourage all people that have submitted an interest to participate in the process of reviewing the implementation of the changes to the Electrical Codes to be aware of the meeting schedule.

The division will provide notifications for the dates and times of the meetings on the Website. The meetings will be virtual.

Please Contact for meeting and materials.

Brian Crise

Electrical Program Chief

DCBS | Building Codes Division

Brian.Crise@dcbs.oregon.gov

503-910-0048



Thomas Kyle

Chair, Electrical and Elevator Board.

Agenda Item VII.B.

State of Oregon

Board memo

Building Codes Division

September 25, 2025

To: Electrical and Elevator Board
From: Pierre Sabagh, policy analyst, Policy and Technical Services
Subject: Adopted guidelines for testing materials

Action requested:

Electrical and Elevator Board review and approve the updated guideline for testing materials list for individuals seeking electrical licensure who sit for the examination.

Background:

Oregon Revised Statutes (ORS) 479.630 requires an individual seeking electrical licensure to pass an examination prepared by the Electrical and Elevator Board and administered by the division. The Electrical and Elevator Board has previously adopted guidelines for materials that a candidate may use during these examinations. The guidelines for materials that a candidate may use was last revised in July 2019.

Discussion:

The electrical chief, with consultation of industry, has been working on updates to the guidelines for materials that a candidate may use during these examinations. A draft of the recommended updates to these materials are provided in today's board packet.

Options:

- Approve the Division's recommended update to the guidelines for materials that a candidate may use during examinations for electrical licensure.
- Amend and approve the Division's recommended update to the guidelines for materials that a candidate may use during examinations for electrical licensure.
- Disapprove the Division's recommended update to the guidelines for materials that a candidate may use during examinations for electrical licensure, which would continue use of the current guidelines that were last updated in July 2019.



Oregon



Department of Consumer
and Business Services

Electrical license exam guidelines

Background:

Oregon Revised Statutes (ORS) 479.630 requires an individual seeking electrical licensure to pass an examination prepared by the Electrical and Elevator Board and administered by the division. The Electrical and Elevator Board adopted the following guidelines for materials that a candidate may use during these examinations.

Electrical license examination guidelines:

A candidate sitting for an electrical license examination may use only the following publications and materials:

- National Electrical Code/NFPA-70 and errata with Oregon amendments
- National Electrical Code Handbook
- Oregon Revised Statutes chapter 479
- Oregon Administrative Rules division 918
- American Electrician's Handbook
- Electrical Black Book
- Ugly's Electrical – References
- Ferm's Fast Finder Index
- Tom Henry's Key Word Index
- A silent, non-printing, non-programmable calculator

The published materials listed above may be altered for the use of the candidate, limited to the following items.

1. Attachment of commercially available, published tabs or self-generated tabs.
2. Personal, hand-written notes in the side margins of your reference material denoting a code reference to another section, or a state or local amendment.
3. Highlights of the reference material using a highlighter.

The following materials are not allowed to be added to your reference material brought into the test:

1. Practice tests.
2. Class prep materials or class notes.
3. Code Calculations and examples.
4. Extra pages of material stapled, pasted, or hand copied into the front or back blank pages or cover of any published materials in the approved list above.
5. Extra pages of material shrunk to fit into the side margins or front or back blank pages or cover of any published materials in the approved list above.
6. Personal, hand-written notes in the published materials that do not meet the requirements above.

The use of any other published materials or electronics is prohibited

State of Oregon

Board memo

Building Codes Division

September 25, 2025

To: Electrical and Elevator Board
From: Pierre Sabagh, policy analyst, Policy and Technical Services
Subject: Oregon Administrative Rule (OAR) 918-311-0065

Action requested:

Electrical and Elevator Board review and approve the updated rule language for [OAR 918-311-0065](#)

Background:

OAR 918-311-0065 outlines the statewide permitting and inspection protocol for electrical vehicle charging systems. Under this rule, subsection (6) states: an electrical contractor employing a general supervising electrician in accordance with [OAR 918-282-0010](#) (Electrical Contractor License) is authorized to use a minor installation label to install a new branch circuit limited to 40 amps.

[OAR 918-309-0220](#) outlines the scope of electrical work allowed with a minor label. Section (7)(a) states that a properly licensed electrical contractor with a properly licensed signing supervising electrician may use a minor label for the following single-phase or three-phase electrical installations: (a) Installation or extension of not more than three new electrical circuits limited to 60 amps and not more than 150 volts to ground.

Discussion:

The Division, through the electrical chief, spoke with industry about updating the rule language under subsection (6) of OAR 918-311-0065. Specifically, an electrical contractor employing a general supervising electrician in accordance with OAR 918-282-0010 (Electrical Contractor License) would be authorized to use a minor installation label to install a new branch circuit limited to 60 amps, instead of the previous 40 amps. This would create alignment with OAR 918-309-0220(7)(a), which currently allows installation of new electrical circuits limited to 60 amps under a minor label.

Additionally, the Division is recommending the deletion of the language “this provision does not apply to installations in wet or damp locations” Under OAR 918-311-0065(6).

The proposed updated rule language is provided in today’s board packet. A public hearing will be held later this year, with an anticipated effective date of January 1, 2026.

Options:

- Approve the proposed update to the rule language and forward to the Administrator for rulemaking and subsequent adoption.
- Amend and approve the proposed update to the rule language and forward to the Administrator for rulemaking and subsequent adoption.
- Disapprove the division's recommendation regarding the proposed update to the rule language, which would continue use of the current rule language under OAR 918-311-0065.

Electric Vehicle Charging Systems Statewide Permit and Inspection Protocol

To ensure a path for the emerging technology and enable the installation of charging systems for electric vehicles the following permit and inspection protocols will apply throughout the state, notwithstanding contrary provisions contained in the Oregon Electrical Specialty Code. This Electric Vehicle Supply Equipment (EVSE) permit covers the installation of all electrical components dedicated to the operation of an electric vehicle charging system. No other state building code permit is required.

(1) Building officials and inspectors shall permit and allow installation of an electric vehicle charging system that has a Building Codes Division special deputy certification label without further testing or certification.

(2) Persons installing an electric vehicle charging system must obtain a permit from the inspecting jurisdiction for the EVSE.

(3)(a) The permit shall be a flat fee based on an inspecting jurisdiction's feeder permit fee for circuit of equivalent size to cover the cost of enforcement and inspection of the items listed in sub-section (4).

(b) Permits issued under this rule include up to two inspections.

(4) Inspection of an EVSE installation is limited to determining compliance with the following Oregon Electrical Specialty Code provisions:

(a) Overcurrent protection, per articles 225 and 240;

(b) Physical protection of conductors, per article 300;

(c) Separation and sizing of the grounding and neutral conductors, per article ~~250.20~~; and

(d) Provisions for locking out the disconnecting means for maintenance, per chapter 4.

(5) If an electric vehicle charging system is mounted in or on a pedestal that is not attached to a structure, as defined by the Oregon Electrical Specialty Code, the installation of a grounding electrode system to supplement lightning protection is allowed but cannot be required.

(6) An electrical contractor employing a general supervising electrician in accordance with OAR 918-282-0010 is authorized to use a minor installation label to install a new branch circuit limited to ~~6040~~ 40 amps 240 volts for the purpose of installing a wall mounted EVSE unit in the garage of one and two family dwellings, and connect a listed wall mounted EVSE unit to that branch circuit. The electrical panel where the circuit originates must be in the garage within sight from the EVSE unit. ~~This provision does not apply to installations in wet or damp locations.~~

Statutory/Other Authority: ORS 455.065

Statutes/Other Implemented: ORS 455.065

State of Oregon

Board memo

Building Codes Division

September 25, 2025

To: Electrical and Elevator Board
From: Pierre Sabagh, policy analyst, Policy and Technical Services
Subject: Continuing Education Applications

Action requested:
Electrical and Elevator Board consideration of the Electrical Program Chief’s recommendations regarding continuing education courses and instructors.

Background:
The Electrical and Elevator Board establishes continuing education requirements for all electrical licensees in order to ensure licensees possess up-to-date knowledge of the code and administrative requirements. The board sets standards for approval of courses and instructors in order to have a sufficient number and variety of continuing education courses available to licensees.

The Electrical Program Chief has been evaluating courses and instructors on the board’s behalf. In August, the Electrical Program Chief reviewed 32 applications from 5 organizations:

- Eight courses were recommended for approval.
- One course was recommend for disapproval.
- 23 instructors were recommended for approval.

See attached summary for more information.

In addition to the Oregon Rule and Law criteria, the committee uses the following when reviewing applications:

- NFPA 70E courses are eligible for a maximum of eight hours code-related credits.
- OSHA 10 courses are eligible for a maximum of four hours code-related credits.
- OSHA 30 courses are eligible for a maximum of sixteen hours code-related credits.
- First Aid/CPR courses are eligible for a maximum of four hours code-related credits (two hours for each course).
- For correspondence courses – Provider must submit complete course.
- For online courses – Provider must submit a log-on or screen shots of course content.

Options:

- Approve the Electrical Program Chief's recommendations for approval or denial of courses or instructors.
- Amend and approve the Electrical Program Chief's recommendations for approval or denial of courses or instructors.
- Disapprove the Electrical Program Chief's recommendations for approval or denial of courses or instructors. Please include the reason for the disapproval.

Electrical and Elevator Board
Electrical Program Chief on Continuing Education Course and Instructor Review
September 25, 2025

Courses

	Applicant	Course Name	Electrical Program Chief Recommendation	Board Action
1	1 st Choice CE	2 Hour Code Change 2 hours, code change: model code, online	Approve for 2023 code cycle.	
2	1 st Choice CE	8 Hour Code Change 8 hours, code change: model code, online	Approve for 2023 code cycle.	
3	1 st Choice CE	12 Hour Code Change 12 hours, code change: model code, online	Approve for 2023 code cycle.	
4	1 st Choice CE	Oregon Rule and Law 4 hours, Oregon Rule and Law, online	Disapprove for 2023 code cycle.	
5	1 st Choice CE	8 Hour Code Related 8 hours, code related, online	Approve for 2023 code cycle.	
6	1 st Choice CE	12 Hour Code Related 12 hours, code related, online	Approve for 2023 code cycle.	
7	Imlah Consulting	Optional Standby Generators and Install 4 hours, code related, live	Approve for 2023 code cycle.	
8	Mike Holt Enterprises	Fundamental NEC Calculations 8 hours, code related, online	Approve for 2023 code cycle.	
9	Mike Holt Enterprises	Fundamental NEC Requirements 8 hours, code related, online	Approve for 2023 code cycle.	

Instructors

	Applicant	Electrical Program Chief Recommendation	Board Action
1	NTT Bill Gantic	Approve for 2023 code cycle.	
2	NTT David Holmberg	Approve for 2023 code cycle.	
3	NTT Frank Ciufia	Approve for 2023 code cycle.	
4	NTT Gordon Little	Approve for 2023 code cycle.	
5	NTT Jim Flemming	Approve for 2023 code cycle.	
6	NTT John Montgomery	Approve for 2023 code cycle.	
7	NTT Kenny Link	Approve for 2023 code cycle.	
8	NTT Larry Covert	Approve for 2023 code cycle.	
9	NTT Michael Bonnell	Approve for 2023 code cycle.	
10	NTT Michael Bryer	Approve for 2023 code cycle.	
11	NTT Mike Miers	Approve for 2023 code cycle.	
12	NTT Michael Oglesbee	Approve for 2023 code cycle.	
13	NTT Randy Barnett	Approve for 2023 code cycle.	
14	NTT Rich Thatcher	Approve for 2023 code cycle.	
15	NTT Rick Simpson	Approve for 2023 code cycle.	

16	NTT Robert Boender	Approve for 2023 code cycle.	
17	NTT Roger Zieg	Approve for 2023 code cycle.	
18	NTT Steve Pfister	Approve for 2023 code cycle.	
19	NTT Terrance Konell	Approve for 2023 code cycle.	
20	NTT Gabriel Vigil	Approve for 2023 code cycle.	
21	SW Idaho JATC Nicholas Baumann	Approve for 2023 code cycle.	
22	SW Idaho JATC Eric Cobiskey	Approve for 2023 code cycle.	
23	SW Idaho JATC Theron Hill	Approve for 2023 code cycle.	