



Oregon

Tina Kotek, Governor



Department of Consumer
and Business Services

State Plumbing Board Meeting agenda

Meeting date: Thurs., June 12, 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 [April 17, 2025](#)
- E. Date of the next scheduled meeting: Aug. 21, 2025

II. Public comment

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

III. Reports and updates

- A. Plumbing program update
- B. Board vote on consent orders for [cases proposed for resolution](#) as outlined in the compliance board report (**Board action required**)
- C. Final order by default [outlined in the compliance board report](#) (**No board action required**)

IV. Communications

This item is for the division to present advisory information.

- A. Statewide Code Interpretation No. 2025-01; [Private utilities](#)
- B. Board [discussion](#) on Oregon's journeyman plumber [reciprocal licensing agreements](#)

V. Appeals

There are no appeals for this meeting.



1535 Edgewater St. NW
P.O. Box 14470
Salem, OR 97304



503-378-4133



bcd.info@dcbs.oregon.gov



oregon.gov/bcd

VI. Unfinished business

There is no unfinished business for this meeting

VII. New business

Review and approval of plumbing [program chief's recommendation](#) for new continuing education course application

VIII. Announcements

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

IX. Adjournment

The board chair or vice-chair will adjourn the meeting announcing a 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
State Plumbing Board
meeting minutes of April 17, 2025

Agenda Item I.D.

Members attendance: Curtis Gillette, Chair - 10-year journeyman plumber
Tyrone Bergen, Vice-chair – Licensed plumbing inspector
Chris Amoah-Kusi - Registered professional mechanical engineer
Molly Keller - Employee of the Oregon Health Authority
Josef Lebold - Member of the general public
Steven Matiaco – Building official
Christopher Nguyen – Registered plumbing business

Staff attendance: Alana Cox, Administrator of Building Codes Division
Andy Skinner, plumbing program chief, Policy and Technical Services (PTS)
Richard Donovan, senior policy advisor, PTS
Pierre Sabagh, policy analyst, PTS
Richard Rogers, chief building official, PTS
Andrea Simmons, manager, Licensing Compliance Section
Blaine Curry, manager, Statewide Operations
Emily Roque, contested case representative (CCR), Licensing Compliance Section
Michael Mayorga-Hamilton, CCR, Licensing Compliance Section
Graham Roney, licensing manager, Licensing Compliance Section
Marcus Stovall, assistant plumbing program chief, PTS
Jamie Antonio, plumbing inspector, Statewide Operations
Truman Mann, plumbing inspector, Statewide Operations
Laura Burns, support coordinator, PTS
Kaydi Milton, policy development coordinator, PTS
Debi Barnes-Woods, board administrator/coordinator, PTS

Public attendance: Aden Aerni, Duo Water Systems
Jason Watson, guest
Craig Watkins, guest
Corey Frazier, past board member
John Fanielli, guest
Brad Senecaut, City of Hillsboro

I. Board business

A. Call to order

Chair Curtis Gillette called the State Plumbing Board meeting of April 17, 2025, to order at 9:30 a.m.

B. Roll call

Room attendance: Chair Curtis Gillette; and Chris Amoah-Kusi.

Virtual attendance: Vice-chair Tyrone Bergen; Molly Keller; Joe Lebold; Steven Matiaco; and Christopher Nguyen.

The State Plumbing Board is a seven-member board. Four members make a quorum. Currently, there are no vacant positions.

C. Approval of agenda and order of business

Chair Gillette ruled the agenda and order of business, approved.

D. Approval of the draft board meeting minutes

Chair Gillette ruled the draft meeting minutes of Feb. 13, 2025, final.

E. Date of the next regularly scheduled meeting: June 12, 2025. (*Holiday Schedule*)

F. Formal farewell to Corey Frazier

Following a short script read by Chair Gillette about Corey's accomplishments, Corey expressed his sincere gratitude for being a member of the board.

G. Welcome new member Chris Amoah-Kusi

Chair Gillette welcomed Chris Amoah-Kusi to the board seat representing registered mechanical engineers in Oregon. His board term began March 1, 2025, and Chris will continue to serve until the end of his first four-year term February 28, 2029.

II. Public comment

Analyst Pierre Sabagh addressed the virtual audience as well as the in-house audience by asking if anyone would like to speak during general public comment. No one offered to speak.

III. Reports and updates

A. Plumbing program update

Andy Skinner, plumbing program chief, Policy and Technical Services, said that the program continues with public outreach, calls to the plumbing industry and stakeholders, and reminded all of the Chief's monthly meetings. Chief Skinner shared during the monthly meetings about his recent discussions with BOLI and ASME, and all recent developments in the plumbing program.

Any jurisdictions interested in the Chief's meetings held once-a-month contact [Chief Skinner](#) to ensure those important meetings continue.

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

Emily Roque, contested case representative (CCR), Licensing Compliance Section, discussed three consent orders recently negotiated and agreed upon by the division on behalf of the board. She said a description of the orders were included on the compliance matrix. Copies of the consent orders were attached. A motion was required by the board.

Motion by Chair Gillette to adopt the three cases proposed for resolution as outlined in the compliance board report and issue three final orders.

Roll call vote taken:

Yea – Christopher Nguyen; Steven Matiaco; Joe Lebold; Molly Keller; Chris Amoah-Kusi; Vice-chair Tyrone Bergen; and Chair Curtis Gillette.

Nay – None.

Motion carried unanimously.

C. Final orders by default are outlined in the compliance board report (*No board action required*)

Contested Case Representative Roque continued with a brief discussion on the seven final orders. No questions were asked.

IV. Communications

This item is for the division to present advisory information

2024 Annual Report

Andrea Simmons, Licensing Compliance, manager, took a few moments to highlight some of the division's accomplishments from 2024 listed in the report.

Board Member Chris Nguyen wanted to discuss reciprocity with neighboring states. He asked that the division review the subject and report back during the next scheduled meeting.

V. Appeals - None

VI. Unfinished business - None

VII. New business

Board review request received from Duo Water Systems for approval to be training agent under OAR 918-695-0100

Analyst Sabagh introduced this item requested from Aden Aerni, owner of Duo Water Systems.

Before Aden Aerni was asked to speak, Chief Skinner briefly explained the item. The water treatment industry has been a topic of discussion for over one year. A presentation was before the board by BOLI for an apprenticeship program during the [December 19, 2024](#), board meeting. Chief Skinner said that the water treatment license is the only license that gives several pathways in rule to obtain the needed qualifications for licensing. Having a board-approved training program is one of the pathways of obtaining the license.

Aden said his goal is to have an in-house training program authorized by the state to train water treatment installers. Aden explained that when this application was submitted, it was signed off by a licensed journeyman plumber (JP) through Stutzman Services, Inc., when Aden was still employed by Stutzman's. Since then the company has been bought off by a larger company but Aden is still in contact with the licensed JP.

Chief Skinner said that if the proposed training program were to be approved by the board, it would be approved through the initial application; Stutzman Services, Inc. Because Aden is the owner of Duo Water Systems, in order to use the training program (if approved by the board) Aden would either need to be a licensed JP or have a JP employed to be the instructor of the program. Because the JP who signed off on the proposed program also worked with Aden during his time of employment with Stutzman's, was the academic trainer of Aden who developed the proposed program while working for Stutzman's. With Aden's experience as a well-pump installer, he would qualify to sit for the water treatment installers license as long as the JP signs off on Aden's training experience.

Chief Skinner added that this proposed training program is a company submitted program for its employees. For this to become a statewide approved training program, additional steps need to be taken through BOLI.

Motion by Chair Gillette to approve the Duo Water Systems water treatment installer training program and to approve the training hours received while employed by Stutzman Services, Inc., in order to sit for the WTI test, then allow for continued training through Duo Water Systems when the WTI license is obtained.

Roll call vote taken:

Yea – Christopher Nguyen; Steven Matiaco; Joe Lebold; Molly Keller; Chris Amoah-Kusi; Vice-chair Tyrone Bergen; and Chair Curtis Gillette.

Nay – None.

Motion carried unanimously.

VIII. Announcements

IX. Adjournment

Chair Curtis Gillette adjourned the meeting at 10:25 a.m.

These draft minutes were respectfully submitted and transcribed by Debi Woods, division boards administrator/coordinator

State of Oregon

Board memo

Building Codes Division

June 12, 2025

To: State Plumbing Board

From: Kathy Rowell, contested case representative, Licensing Compliance Section

Subject: Consent orders for cases resolved on behalf of the Plumbing Board

Action requested:

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

Background:

The Board, through Division staff, implemented a civil penalty matrix for plumbing 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 orders in six (6) cases since the Board's April 17, 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 cases for Board approval have 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.

Plumbing Board Report for June 12, 2025

Summary Report of Consent Orders

Case #	Name	Violation(s)	Location	Date of Violation	Civil Penalty		Other
					Assessed:	Imposed:	
C2024-0009	Bazer Custom Homes, LLC	Installation of PEX tubing, sinks, water lines, drains, toilets, and bathtubs. <ul style="list-style-type: none"> • No plumbing contractor's license. • Permitted or suffered unlicensed person to perform work as a journeyman plumber. • Failed to obtain a valid plumbing permit. 	Springfield	October 2018 - February 2019	Assessed:	\$6,000	
					Imposed:	\$1,500	
					Suspended:	\$4,500	
C2024-0214	W.P.E. Inc. dba Metro Construction and Remodeling	Installation of a tub, toilets, shower fixtures, and P-trap. <ul style="list-style-type: none"> • No plumbing contractor's license. • Permitted or suffered unlicensed person to perform work as a journeyman plumber. • Failed to obtain a valid plumbing permit. 	Wood Village	May -September 2024	Assessed:	\$8,000	
					Imposed:	\$4,000	
					Suspended:	\$4,000	
C2025-0008	Aaron Baker	Installation of a tub, toilets, shower fixtures, and P-trap. <ul style="list-style-type: none"> • Procured or assisted an unlicensed person to perform plumbing installations. 	Wood Village	May -September 2024	Assessed:	\$4,000	
					Imposed:	\$2,000	
					Suspended:	\$2,000	

Summary Report of Consent Orders

Case #	Name	Violation(s)	Location	Date of Violation	Civil Penalty		Other
					Assessed:	Imposed:	
C2025-0009	John Feist	Installation a tub, shower fixtures, and a toilet. <ul style="list-style-type: none"> No journeyman plumber's license. 	Wood Village	May -September 2024	Assessed: Imposed: Suspended:	\$2,000 \$1,000 \$1,000	
C2025-0010	Craig Czajkowski	Installation a toilet and a P-trap. <ul style="list-style-type: none"> No journeyman plumber's license. 	Wood Village	May -September 2024	Assessed: Imposed: Suspended:	\$2,000 \$1,000 \$1,000	
C2025-0012	Charles "Chuck" Jones	Installation of a tub, toilets, shower fixtures, and P-trap. <ul style="list-style-type: none"> Procured or assisted an unlicensed person to perform plumbing installations. 	Wood Village	May -September 2024	Assessed: Imposed: Suspended:	\$4,000 \$2,000 \$2,000	

1 **BEFORE THE STATE PLUMBING BOARD OF THE STATE OF OREGON**

2
3 **IN THE MATTER OF:**

CONSENT ORDER

4 **BAZER CUSTOM HOMES, LLC,**
5 **A DOMESTIC LIMITED LIABILITY**
6 **COMPANY,**

7 **RESPONDENT.**

BCD CASE C2024-0009

9 **INTRODUCTION**

10 The Building Codes Division (“Division”) conducted an investigation on behalf of the State
11 Plumbing Board of the State of Oregon (“Board”) and determined that Bazer Custom Homes, LLC
12 (“Respondent”) violated certain provisions of the Division’s statutes and administrative rules as
13 identified below.

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

18 **FINDINGS OF FACT**

- 19 1. On or about October 27, 2014, Respondent registered with the Oregon Secretary of State
20 (“SOS”) as a domestic limited liability company.
- 21 2. At all relevant times, Ben Bazer (“Bazer”)¹ was registered with the Oregon SOS as
22 Respondent’s manager and organizer.
- 23 3. Respondent held Oregon Construction Contractors Board (“CCB”) license number 215495
24 from on or about August 14, 2017, through on or about its expiration date of August 14,
25

¹ See Division related cases C2020-0120 and C2024-0007 against Bazer for electrical and plumbing violations.

1 2021.

2 4. At all relevant times, Bazer was registered with the CCB as Respondent's responsible
3 managing individual owner and member.

4 5. Kenneth Gentry ("Gentry")² worked for Respondent from in or around 2017, to in or around
5 early 2020.

6 a. Gentry was responsible for plumbing and mechanical work for Respondent.

7 b. At no relevant time did Gentry hold a valid Oregon journeyman plumber license.

8 6. At all relevant times, Bazer, concurrent with his position at Respondent, served as the
9 manager of 2663 31st Street, LLC

10 7. On or about February 28, 2018, 2663 31st Street, LLC purchased a residential property
11 located at 2663 31st Street, Springfield, Oregon ("31st street property"), and sold it on or
12 about December 30, 2019.

13 8. In or around 2019, Gentry on behalf of Respondent and Bazer, performed the following
14 plumbing installations at the 31st street property:

15 a. Installed PEX tubing;

16 b. Installed sinks;

17 c. Installed water lines;

18 d. Installed drains;

19 e. Installed toilets; and

20 f. Installed bathtubs.

21 9. At no relevant time did Respondent hold a valid Oregon plumbing contractor license.

22 10. At no relevant time did Respondent obtain a plumbing permit for the plumbing work it
23 performed at the 31st street property.

24 ///

25 ///

² See Division related case C2020-0070 against Gentry.

1 **APPLICABLE LAW**

- 2 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
3 447.010, ORS 455.010, ORS 693.010, Oregon Administrative Rule (“OAR”) 918-001-0005,
4 OAR 918-030-0010, and OAR 918-690-0420.
- 5 2. Under ORS 447.010(6), plumbing is defined as the art of installing, altering, or repairing
6 pipes, fixtures, and other apparatus for bringing in the water supply and removing liquid and
7 water-carried waste.
- 8 3. Under OAR 918-780-0065, no person, firm, or corporation shall do plumbing work in the
9 State of Oregon without first obtaining a plumbing permit or minor label when required and
10 paying the appropriate fees to the authorized permit issuing agency.
- 11 4. Under ORS 447.040(1), a person may not work as a plumbing contractor, or advertise or
12 purport to be a plumbing contractor, without having obtained a plumbing contractor license.
- 13 5. OAR 918-030-0010(8) states that for purposes of ORS 447.040, 479.620, 480.630, and any
14 other license regulated by ORS chapter 455, “engaging in the business” means to advertise
15 or solicit, contract or agree to perform, or to perform work for which a license or permit is
16 required under Oregon law, including but not limited to a single instance.
- 17 6. Under ORS 693.030(1), a person may not engage in the trade of journeyman plumber
18 without a journeyman plumber license.
- 19 7. Under ORS 693.030(2)(a), a licensed plumbing contractor or a person required under ORS
20 447.010 to 447.156 to be licensed as a plumbing contractor may not permit or suffer any
21 person to work as a journeyman plumber who does not hold a valid journeyman plumber
22 license.

23 **CONCLUSIONS OF LAW**

- 24 1. Installing PEX tubing, sinks, water lines, drains, toilets, and bathtubs constitutes plumbing
25 under ORS 447.010(6).

- 1 2. By permitting Gentry to perform the foregoing plumbing installations at the 31st street
2 property, on behalf of Respondent, Respondent engaged in the business of a plumbing
3 contractor as defined in OAR 918-030-0010(8).
- 4 3. By engaging in the business of a plumbing contractor at the 31st street property, without a
5 plumbing contractor license, Respondent violated ORS 447.040(1) .
- 6 4. By permitting or suffering Gentry to perform plumbing installations at the 31st street
7 property, without a journeyman plumber license, Respondent violated ORS 693.030(2)(a).
- 8 5. By performing plumbing installations at the 31st street property without first obtaining a
9 plumbing permit or minor label, Respondent violated OAR 918-780-0065.

10 ORDER

- 11 1. The Board hereby assesses a total civil penalty of \$6,000.00 against Respondent for
12 violating ORS 447.040(1), ORS 693.030(2)(a), OAR 918-780-0065 as follows:
 - 13 a. \$4,500.00 of the total civil penalty will be suspended for a period of five years if
14 there is compliance with all other terms of this Consent Order.
 - 15 b. Respondent agrees to pay the remaining \$1,500.00 of the civil penalty in a lump sum
16 payment. Respondent's payment must be received no later than the 25th day of the
17 month following the month in which this Consent Order is signed by both parties(*An*
18 *invoice may be provided to Respondent after this Consent Order is signed by both*
19 *parties. Respondent understands timely payments must be made even if no invoice is*
20 *ever received.*) Checks should be made out to the Department of Consumer and
21 Business Services. **Payment shall be mailed to Department of Consumer and**
22 **Business Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-**
23 **0445. For payment questions and credit card payments call 503-947-7891.**

24 ***NOTE: If you fail to make your lump sum payment as stated in this signed***
25 ***Consent Order, this account may be assigned to the Department of Justice,***
Department of Revenue, or a private collection agency. You will be responsible
for any court costs, attorney fees, any other necessary fees related to the collection

1 *of this debt, and any interest or penalties accrued. This debt may also appear on*
2 *future credit reports.*

3 c. Respondent understands the suspended civil penalty (\$4,500.00) will be considered
4 satisfied five years after this Consent Order becomes a final order, provided
5 Respondent complies with its terms and has not committed any further violations of
6 the Division's statutes and rules within that five-year period. Respondent
7 understands and agrees that upon a showing that Respondent has not complied with
8 the terms of this Consent Order or that Respondent has committed any further
9 violations of the Division's statutes or rules within the five-year period, the entire
10 civil penalty, including any suspended amount, will become due and payable. Failure
11 to comply with this Consent Order includes, but is not limited to, failure to pay the
12 civil penalty amount due by the due date.

13 2. 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 3. 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.

20 4. 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.

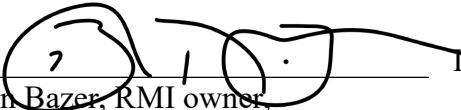
25 5. Respondent understands that this Consent Order is a public record.

 6. Respondent has read and fully understands the terms of this Consent Order, freely and

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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.

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

 It is so agreed this 12 day of May, 2025.
Ben Bazer, RMI owner,
Bazer Custom Homes

_____ for It is so agreed this ____ day of _____, 2025.
Chair
State Plumbing Board
State of Oregon

BEFORE THE STATE PLUMBING BOARD OF THE STATE OF OREGON

IN THE MATTER OF:

CONSENT ORDER

**W.P.E. INC. DBA METRO
CONSTRUCTION AND REMODELING,
ASSUMED BUSINESS NAME,**

RESPONDENT.

BCD CASE C2024-0214

INTRODUCTION

The Building Codes Division (“Division”) conducted an investigation on behalf of the State Plumbing Board of the State of Oregon (“Board”) and determined that W.P.E. Inc. dba Metro Construction and Remodeling (“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 October 24, 2013, Respondent registered with the Oregon Secretary of State under an assumed business name.
2. Since on or about July 16, 1985, Respondent has held Construction Contractors Board (“CCB”) license number 47561.
3. At all relevant times, James Russell Grant has been registered with the CCB as Respondent’s responsible managing individual (“RMI”) owner.
4. At no relevant time has Respondent held an Oregon plumbing contractor license.

- 1 5. At all relevant times, Chuck Jones (“Jones”)¹ was Respondent’s general manager.
- 2 6. At all relevant times, Aaron Baker (“Baker”)² was Respondent’s project manager.
- 3 7. At all relevant times, John Feist (“Feist”)³ and Craig Czajkowski (“Czajkowski”)⁴ were
4 employed by Respondent as laborers.
- 5 8. On or about May 7, 2024, Respondent was hired to repair water damage at a residence
6 located 101 Maple Blvd. Wood Village, Oregon (“property”).
- 7 9. On or about May 16, 2024, Respondent prepared an estimate of the cost to fix the water
8 damage at the property, which included, among other repairs, the following plumbing work:
 - 9 a. Reset tub/shower faucet;
 - 10 b. Reset toilet;
 - 11 c. P-trap assembly – ABS; and
 - 12 d. Install toilet.
- 13 10. In or around July 2024, Jones and Baker, on behalf of Respondent, directed Feist and
14 Czajkowski to perform the plumbing work at the property.
- 15 11. From approximately July 2024 through September 2024, Respondent’s employees
16 performed the following plumbing work at the property:
 - 17 a. Czajkowski installed a temporary toilet and connected the P-trap for the sink in the
18 new vanity; and
 - 19 b. Feist installed the new tub, replaced the shower fixtures, and installed the toilet.
- 20 12. At no relevant time did Feist or Czajkowski hold an Oregon journeyman plumber license.

21 **APPLICABLE LAW**

- 22 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
23 447.010, ORS 455.010, ORS 693.010, Oregon Administrative Rule (“OAR”) 918-001-0005,

24 ¹ See Division relate case C2025-0012 against Jones.

25 ² See Division related case C2025-0008 against Baker.

³ See Division related case C2025-0009 against Feist.

⁴ See Division related case C2025-0010 against Czajkowski.

1 OAR 918-030-0010, and OAR 918-690-0420.

- 2 2. Under ORS 447.010(6), plumbing is defined as the art of installing, altering, or repairing
3 pipes, fixtures, and other apparatus for bringing in the water supply and removing liquid and
4 water-carried waste.
- 5 3. Under OAR 918-780-0065, no person, firm, or corporation shall do plumbing work in the
6 State of Oregon without first obtaining a plumbing permit or minor label when required and
7 paying the appropriate fees to the authorized permit issuing agency.
- 8 4. Under ORS 447.040(1), a person may not work as a plumbing contractor, or advertise or
9 purport to be a plumbing contractor, without having obtained a plumbing contractor license.
- 10 5. OAR 918-030-0010(8) states that for purposes of ORS 447.040, 479.620, 480.630, and any
11 other license regulated by ORS chapter 455, “engaging in the business” means to advertise
12 or solicit, contract or agree to perform, or to perform work for which a license or permit is
13 required under Oregon law, including but not limited to a single instance.
- 14 6. Under ORS 693.030(1), a person may not engage in the trade of journeyman plumber
15 without a journeyman plumber license.
- 16 7. Under ORS 693.030(2)(a), a licensed plumbing contractor or a person required under ORS
17 447.010 to 447.156 to be licensed as a plumbing contractor may not permit or suffer any
18 person to work as a journeyman plumber who does not hold a valid journeyman plumber
19 license.

20 **CONCLUSIONS OF LAW**

- 21 1. Installing a tub, toilets, shower fixtures, and a P-trap constitutes plumbing under ORS
22 447.010(6).
- 23 2. By performing the foregoing plumbing installations at the property, without a journeyman
24 plumber license, Feist and Czajkowski each violated ORS 693.030(1).
- 25

- 1 3. By permitting or suffering Feist and Czajkowski to perform the foregoing plumbing
2 installations at the property, without an Oregon journeyman plumber license, Respondent
3 violated ORS 693.030(2)(a) two times.
- 4 4. By agreeing to perform and by allowing Feist and Czajkowski to perform the foregoing
5 plumbing installations at the property, Respondent engaged in the business of a plumbing
6 contractor as defined in OAR 918-030-0010(8).
- 7 5. By engaging in the business of a plumbing contractor at the property without a valid Oregon
8 plumbing contractor's license, Respondent violated ORS 447.040(1).
- 9 6. By allowing Feist and Czajkowski to perform the foregoing plumbing work at the property
10 without first obtaining a plumbing permit, Respondent violated OAR 918-780-0065.

11 **ORDER**

- 12 1. The Board hereby assesses a total civil penalty of \$8,000.00 against Respondent for
13 violating ORS 693.030(2)(a) two times, ORS 447.040(1), and OAR 918-780-0065 as
14 follows:
 - 15 a. \$4,000.00 of the total civil penalty will be suspended for a period of five years if
16 there is compliance with all other terms of this Consent Order.
 - 17 b. Respondent agrees to pay the remaining \$4,000.00 of the civil penalty. Respondent
18 will make five (5) consecutive monthly payments that must be received no later than
19 the 25th day of each month in the amount of \$800.00 per month. Respondent's first
20 payment shall be received no later than the 25th day of the month following the
21 month in which this Consent Order is signed by both parties. (An invoice may be
22 provided to Respondent after this Consent Order is signed by both parties.
23 Respondent understands timely payments must be made even if no invoice is ever
24 received.) Checks should be made out to the Department of Consumer and Business
25 Services. Payments shall be mailed to Department of Consumer and Business

1 Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-0445. For
2 payment questions and credit card payments, call cashiering at 503-947-7891.

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

9 c. Respondent understands the suspended civil penalty (\$4,000.00) will be considered
10 satisfied five years after this Consent Order becomes a final order, provided
11 Respondent complies with its terms and has not committed any further violations of
12 the Division's statutes and rules within that five-year period. Respondent
13 understands and agrees that upon a showing that Respondent has not complied with
14 the terms of this Consent Order or that Respondent has committed any further
15 violations of the Division's statutes or rules within the five-year period, the entire
16 civil penalty, including any suspended amount, will become due and payable. Failure
17 to comply with this Consent Order includes, but is not limited to, failure to pay the
18 civil penalty amount due by the due date.

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

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

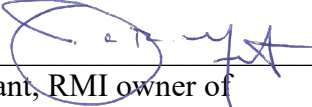
4. Respondent understands that failure to comply with this Consent Order may be used as a
basis for the denial of future license, certificate, registration, or other applications, or for the
refusal to renew the same; for the suspension, revocation, or conditioning of a license,

1 certificate, or registration issued by the Division or other state agencies; and/or for any other
2 reason provided for in law.

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

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

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

9  It is so agreed this 18 day of April, 2025.
10 _____
11 Jim Grant, RMI owner of
12 W.P.E. Inc. dba Metro Construction and Remodeling

13 _____ for It is so agreed this ____ day of _____, 2025.
14 Chair
15 State Plumbing Board
16 State of Oregon
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BEFORE THE STATE PLUMBING BOARD OF THE STATE OF OREGON

IN THE MATTER OF:

CONSENT ORDER

**AARON BAKER,
AN INDIVIDUAL,**

RESPONDENT.

BCD CASE C2025-0008

INTRODUCTION

The Building Codes Division (“Division”) conducted an investigation on behalf of the State Plumbing Board of the State of Oregon (“Board”) and determined that Aaron Baker (“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 October 24, 2013, W.P.E. Inc. dba Metro Construction and Remodeling (“Metro Construction”)¹ registered with the Oregon Secretary of State under an assumed business name.
2. Since on or about July 16, 1985, Metro Construction has held Construction Contractors Board (“CCB”) license number 47561.
3. At all relevant times, James Russell Grant has been registered with the CCB as Metro Construction’s responsible managing individual (“RMI”) owner.
4. At no relevant time has Metro Construction held an Oregon plumbing contractor license.

¹ See Division related case C2024-0214 against Metro Construction.

- 1 5. At all relevant times, Chuck Jones (“Jones”)² has been Metro Construction’s general
2 manager.
- 3 6. At all relevant times, Respondent has been Metro Construction’s project manager.
- 4 7. At all relevant times, John Feist (“Feist”)³ and Craig Czajkowski (“Czajkowski”)⁴ were
5 employed by Metro Construction as laborers.
- 6 8. On or about May 7, 2024, Metro Construction was hired to repair water damage at a
7 residence located 101 Maple Blvd. Wood Village, Oregon (“property”).
- 8 9. On or about May 16, 2024, Metro Construction prepared an estimate of the cost to fix the
9 water damage at the property, which included, among other repairs, the following plumbing
10 work:
- 11 a. Reset a tub/shower faucet;
- 12 b. Reset a toilet;
- 13 c. P-trap assembly – ABS; and
- 14 d. Install a toilet.
- 15 10. In or around July 2024, Jones and Respondent, on behalf of Metro Construction, directed
16 Feist and Czajkowski to perform the plumbing work at the property.
- 17 11. From approximately July 2024 through September 2024, Metro Construction’s employees
18 performed the following plumbing work at the property:
- 19 a. Czajkowski installed a temporary toilet and connected the P-trap for the sink in the
20 new vanity; and
- 21 b. Feist installed the new tub, replaced the shower fixtures, and installed the toilet.
- 22 12. At no relevant time did Feist or Czajkowski hold an Oregon journeyman plumber license.

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25 ² See Division related case C2025-0012 against Jones.

³ See Division related case C2025-0009 against Feist.

⁴ See Division related case C2025-0010 against Czajkowski.

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APPLICABLE LAW

1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS 447.010, ORS 455.010, ORS 693.010, Oregon Administrative Rule (“OAR”) 918-001-0005, OAR 918-030-0010, and OAR 918-690-0420.
2. Under ORS 447.010(6), plumbing is defined as the art of installing, altering, or repairing pipes, fixtures, and other apparatus for bringing in the water supply and removing liquid and water-carried waste.
3. Under ORS 455.450(2), a person may not engage in, or procure or assist any other person to engage in, any conduct or activity for which a permit, label, license, certificate, registration, or other formal authorization is required by any specialty code, any provision of ORS chapter 693, or any rule adopted or order issued for the administration and enforcement of those provisions, without first having obtained such permit, label, license, certificate, registration, or other formal authorization.
4. Under ORS 693.030(1), a person may not engage in the trade of journeyman plumber without a journeyman plumber license.

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CONCLUSIONS OF LAW

1. Installing a tub, toilets, shower fixtures, and a P-trap constitutes plumbing under ORS 447.010(6).
2. By performing the foregoing plumbing installations at the property, without an journeyman plumber license, Feist and Czajkowski each violated ORS 693.030(1).
3. Under ORS 455.450(2), Respondent, Metro Construction’s project manager, is subject to civil penalties for directing Feist and Czajkowski to perform the foregoing plumbing installations, which is conduct or activity that requires a license.

1 4. By assisting Feist and Czajkowski in performing the foregoing plumbing installations at the
2 property, without an Oregon journeyman plumber's license, Respondent violated ORS
3 455.450(2) two times.

4 **ORDER**

5 1. The Board hereby assesses a total civil penalty of \$4,000.00 against Respondent for
6 violating ORS 455.450(2) two times as follows:

- 7 a. \$2,000.00 of the total civil penalty will be suspended for a period of five years if
8 there is compliance with all other terms of this Consent Order.
- 9 b. Respondent agrees to pay the remaining \$2,000.00 of the civil penalty in a lump sum
10 payment. Respondent's payment must be received no later than the 25th day of the
11 month following the month in which this Consent Order is signed by both parties (*An
12 invoice may be provided to Respondent after this Consent Order is signed by both
13 parties. Respondent understands timely payments must be made even if no invoice is
14 ever received.*) Checks should be made out to the Department of Consumer and
15 Business Services. **Payment shall be mailed to Department of Consumer and
16 Business Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-
17 0445. For payment questions and credit card payments call 503-947-7891.**

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

- 22 c. Respondent understands the suspended civil penalty (\$2,000.00) will be considered
23 satisfied five years after this Consent Order becomes a final order, provided
24 Respondent complies with its terms and has not committed any further violations of
25 the Division's statutes and rules within that five-year period. Respondent
understands and agrees that upon a showing that Respondent has not complied with

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

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

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

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

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

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

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

Aaron Baker It is so agreed this 5th day of MAY, 2025.
Aaron Baker

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

1 **BEFORE THE STATE PLUMBING BOARD OF THE STATE OF OREGON**

2
3 **IN THE MATTER OF:**

CONSENT ORDER

4 **JOHN FEIST,**
5 **AN INDIVIDUAL,**

6
7 **RESPONDENT.**

BCD CASE C2025-0009

8 **INTRODUCTION**

9
10 The Building Codes Division (“Division”) conducted an investigation on behalf of the State
11 Plumbing Board of the State of Oregon (“Board”) and determined that John Feist (“Respondent”)
12 violated certain provisions of the Division’s statutes and administrative 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 1. On or about October 24, 2013, W.P.E. Inc. dba Metro Construction and Remodeling
19 (“Metro Construction”)¹ registered with the Oregon Secretary of State under an assumed
20 business name.
21 2. Since on or about July 16, 1985, Metro Construction has held Construction Contractors
22 Board (“CCB”) license number 47561.
23 3. At all relevant times, James Russell Grant has been registered with the CCB as Metro
24 Construction’s responsible managing individual (“RMI”) owner.
25 4. At no relevant time has Metro Construction held an Oregon plumbing contractor license.

¹ See Division related case C2024-0214 against Metro Construction.

- 1 5. At all relevant times, Chuck Jones (“Jones”)² was Metro Construction’s general manager.
- 2 6. At all relevant times, Aaron Baker (“Baker”)³ was Metro Construction’s project manager.
- 3 7. At all relevant times, Respondent and Craig Czajkowski (“Czajkowski”)⁴ were employed by
- 4 Metro Construction as laborers.
- 5 8. On or about May 7, 2024, Metro Construction was hired to repair water damage at a
- 6 residence located 101 Maple Blvd. Wood Village, Oregon (“property”).
- 7 9. On or about May 16, 2024, Metro Construction prepared an estimate of the cost to fix the
- 8 water damage at the property, which included, among other repairs, the following plumbing
- 9 work:
 - 10 a. Reset a tub/shower faucet;
 - 11 b. Reset a toilet;
 - 12 c. P-trap assembly – ABS; and
 - 13 d. Install a toilet.
- 14 10. In or around July 2024, Baker, on behalf of Metro Construction, directed Respondent and
- 15 Czajkowski to perform the plumbing work at the property.
- 16 11. From approximately July 2024 through September 2024, Metro Construction’s employees
- 17 performed the following plumbing work at the property:
 - 18 a. Czajkowski installed a temporary toilet and connected the P-trap for the sink in the
 - 19 new vanity; and
 - 20 b. Respondent installed the new tub, replaced the shower fixtures, and installed the
 - 21 toilet.
- 22 12. At no relevant time did Respondent or Czajkowski hold an Oregon journeyman plumber
- 23 license
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25 ² See Division relate case C2025-0012 against Jones.

³ See Division related case C2025-0008 against Baker.

⁴ See Division related case C2025-0010 against Czajkowski.

1 **Business Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-**
2 **0445. For payment questions and credit card payments call 503-947-7891.**

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


- 9
- 10 c. Respondent understands the suspended civil penalty (\$1,000.00) 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
- 21 2. Respondent agrees to fully cooperate with the Division's enforcement efforts in other cases
- 22 that rely on the facts underlying this case. Cooperation may include, but may not be limited
- 23 to, making sworn statements or testifying in administrative hearings.
- 24
- 25 3. Respondent understands that further enforcement action may be taken for any violation of
- the Division's statutes or rules not alleged in this Consent Order, whether committed before
- 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
- refusal to renew the same; for the suspension, revocation, or conditioning of a license,

1 certificate, or registration issued by the Division or other state agencies; and/or for any other
2 reason provided for in law.

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

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

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

9
10  It is so agreed this 7 day of may, 2025.
11 John Feist

12 _____ for It is so agreed this ____ day of _____, 2025.
13 Chair
14 State Plumbing Board
15 State of Oregon
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BEFORE THE STATE PLUMBING BOARD OF THE STATE OF OREGON

IN THE MATTER OF:

CONSENT ORDER

**CRAIG CZAJKOWSKI,
AN INDIVIDUAL,**

RESPONDENT.

BCD CASE C2025-0010

INTRODUCTION

The Building Codes Division (“Division”) conducted an investigation on behalf of the State Plumbing Board of the State of Oregon (“Board”) and determined that Craig Czajkowski (“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 October 24, 2013, W.P.E. Inc. dba Metro Construction and Remodeling (“Metro Construction”)¹ registered with the Oregon Secretary of State under an assumed business name.
2. Since on or about July 16, 1985, Metro Construction has held Construction Contractors Board (“CCB”) license number 47561.
3. At all relevant times, James Russell Grant has been registered with the CCB as Metro Construction’s responsible managing individual (“RMI”) owner.

¹ See Division related case C2024-0214 against Metro Construction.

- 1 4. At no relevant time has Metro Construction held an Oregon plumbing contractor license.
- 2 5. At all relevant times, Chuck Jones (“Jones”)² was Metro Construction’s general manager.
- 3 6. At all relevant times, Aaron Baker (“Baker”)³ was Metro Construction’s project manager.
- 4 7. At all relevant times, John Feist (“Feist”)⁴ and Respondent were employed by Metro
5 Construction as laborers.
- 6 8. On or about May 7, 2024, Metro Construction was hired to repair water damage at a
7 residence located 101 Maple Blvd. Wood Village, Oregon (“property”).
- 8 9. On or about May 16, 2024, Metro Construction prepared an estimate for the cost to repair a
9 bathroom at the property, which included, among other repairs, the following plumbing
10 work:
 - 11 a. Reset tub/shower faucet;
 - 12 b. Reset toilet;
 - 13 c. P-trap assembly – ABS; and
 - 14 d. Install toilet.
- 15 10. In or around July 2024, Jones and Baker, on behalf of Metro Construction, directed Feist
16 and Respondent to perform the plumbing work at the property.
- 17 11. From approximately July 2024 through September 2024, Metro Construction’s employees
18 performed the following plumbing work at the property:
 - 19 a. Respondent installed a temporary toilet and connected the P-trap for the sink in the
20 new vanity; and
 - 21 b. Feist installed the new tub, removed and replaced the shower fixtures, and installed
22 the toilet.
- 23 12. At no relevant time did Feist or Respondent hold an Oregon journeyman plumber license.
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25 ² See Division related case C2025-0012 against Jones.

³ See Division related case C2025-0008 against Baker.

⁴ See Division related case C2025-0009 against Feist.

1 **APPLICABLE LAW**

- 2 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
3 447.010, ORS 455.010, ORS 693.010, Oregon Administrative Rule (“OAR”) 918-001-0005,
4 OAR 918-030-0010, and OAR 918-690-0420.
- 5 2. Under ORS 447.010(6), plumbing is defined as the art of installing, altering, or repairing
6 pipes, fixtures, and other apparatus for bringing in the water supply and removing liquid and
7 water-carried waste.
- 8 3. Under ORS 693.030(1), a person may not engage in the trade of journeyman plumber
9 without a journeyman plumber license.

10 **CONCLUSIONS OF LAW**

- 11 1. Installing a toilet and a P-trap constitutes plumbing under ORS 447.010(6).
- 12 2. By performing the foregoing plumbing installations at the property, without a journeyman
13 plumber license, Respondent violated ORS 693.030(1).

14 **ORDER**

- 15 1. The Board hereby assesses a total civil penalty of \$2,000.00 against Respondent for
16 violating ORS 693.030(1) as follows:
- 17 a. \$1,000.00 of the total civil penalty will be suspended for a period of five years if
18 there is compliance with all other terms of this Consent Order.
- 19 b. Respondent agrees to pay the remaining \$1,000.00 of the civil penalty in a lump sum
20 payment. Respondent’s payment must be received no later than the 25th day of the
21 month following the month in which this Consent Order is signed by both parties (*An
22 invoice may be provided to Respondent after this Consent Order is signed by both
23 parties. Respondent understands timely payments must be made even if no invoice is
24 ever received.*) Checks should be made out to the Department of Consumer and
25 **Business Services. Payment 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 call 503-947-7891.**

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

- 9
- 10 c. Respondent understands the suspended civil penalty (\$1,000.00) 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
- 21 2. Respondent agrees to fully cooperate with the Division's enforcement efforts in other cases
- 22 that rely on the facts underlying this case. Cooperation may include, but may not be limited
- 23 to, making sworn statements or testifying in administrative hearings.
- 24
- 25 3. Respondent understands that further enforcement action may be taken for any violation of
- the Division's statutes or rules not alleged in this Consent Order, whether committed before
- 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
- refusal to renew the same; for the suspension, revocation, or conditioning of a license,

1 certificate, or registration issued by the Division or other state agencies; and/or for any other
2 reason provided for in law.

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

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

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

9 *craig czajkowski* It is so agreed this 30th day of April, 2025.
10 Craig Czajkowski

11
12 _____ for It is so agreed this ____ day of _____, 2025.
13 Chair
14 State Plumbing Board
15 State of Oregon
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1 Construction's responsible managing individual ("RMI") owner.

2 4. At no relevant time has Metro Construction held an Oregon plumbing contractor license.

3 5. At all relevant times, Respondent has been Metro Construction's general manager.

4 6. At all relevant times, Aaron Baker ("Baker")² has been Metro Construction's project
5 manager.

6 7. At all relevant times, John Feist ("Feist")³ and Craig Czajkowski ("Czajkowski")⁴ were
7 employed by Metro Construction as laborers.

8 8. On or about May 7, 2024, Metro Construction was hired to repair water damage at a
9 residence located 101 Maple Blvd. Wood Village, Oregon ("property").

10 9. On or about May 16, 2024, Metro Construction prepared an estimate of the cost to fix the
11 water damage at the property, which included, among other repairs, the following plumbing
12 work:

- 13 a. Reset a tub/shower faucet;
- 14 b. Reset a toilet;
- 15 c. P-trap assembly – ABS; and
- 16 d. Install a toilet.

17 10. In or around July 2024, Respondent and Baker, on behalf of Metro Construction, directed
18 Feist and Czajkowski to perform the plumbing work at the property.

19 11. From approximately July 2024 through September 2024, Metro Construction's employees
20 performed the following plumbing work at the property:

- 21 a. Czajkowski installed a temporary toilet and connected the P-trap for the sink in the
22 new vanity; and
- 23 b. Feist installed the new tub, replaced the shower fixtures, and installed the toilet.

24 12. At no relevant time did Feist or Czajkowski hold an Oregon journeyman plumber license.

25 ² See Division related case C2025-0008 against Baker.

³ See Division related case C2025-0009 against Feist.

⁴ See Division related case C2025-0010 against Czajkowski.

1 **APPLICABLE LAW**

- 2 1. Definitions for terms used in this Consent Order may be found in ORS 183.310, ORS
3 447.010, ORS 455.010, ORS 693.010, Oregon Administrative Rule (“OAR”) 918-001-0005,
4 OAR 918-030-0010, and OAR 918-690-0420.
- 5 2. Under ORS 447.010(6), plumbing is defined as the art of installing, altering, or repairing
6 pipes, fixtures, and other apparatus for bringing in the water supply and removing liquid and
7 water-carried waste.
- 8 3. Under ORS 455.450(2), a person may not engage in, or procure or assist any other person to
9 engage in, any conduct or activity for which a permit, label, license, certificate, registration,
10 or other formal authorization is required by any specialty code, any provision of ORS
11 chapter 693, or any rule adopted or order issued for the administration and enforcement of
12 those provisions, without first having obtained such permit, label, license, certificate,
13 registration, or other formal authorization.
- 14 4. Under ORS 693.030(1), a person may not engage in the trade of journeyman plumber
15 without a journeyman plumber license.

16 **CONCLUSIONS OF LAW**

- 17 1. Installing a tub, toilets, shower fixtures, and a P-trap constitutes plumbing under ORS
18 447.010(6).
- 19 2. By performing the foregoing plumbing installations at the property, without an journeyman
20 plumber license, Feist and Czajkowski each violated ORS 693.030(1).
- 21 3. Under ORS 455.450(2), Respondent, Metro Construction’s general manager, is subject to
22 civil penalties for directing Feist and Czajkowski to perform the foregoing plumbing
23 installations, which is conduct or activity that requires a license.
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1 4. By directing Feist and Czajkowski, Respondent assisted them in performing the foregoing
2 plumbing installations at the property, without an Oregon journeyman plumber's license,
3 and therefore, Respondent violated ORS 455.450(2) two times.

4 **ORDER**

5 1. The Board hereby assesses a total civil penalty of \$4,000.00 against Respondent for
6 violating ORS 455.450(2) two times as follows:

7 a. \$2,000.00 of the total civil penalty will be suspended for a period of five years if
8 there is compliance with all other terms of this Consent Order.

9 b. Respondent agrees to pay the remaining \$2,000.00 of the civil penalty in a lump sum
10 payment. Respondent's payment must be received no later than the 25th day of the
11 month following the month in which this Consent Order is signed by both parties(*An*
12 *invoice may be provided to Respondent after this Consent Order is signed by both*
13 *parties. Respondent understands timely payments must be made even if no invoice is*
14 *ever received.*) Checks should be made out to the Department of Consumer and
15 Business Services. **Payment shall be mailed to Department of Consumer and**
16 **Business Services, Fiscal Services Section, P.O. Box 14610, Salem, OR 97309-**
17 **0445. For payment questions and credit card payments call 503-947-7891.**

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

24 c. Respondent understands the suspended civil penalty (\$2,000.00) will be considered
25 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
understands and agrees that upon a showing that Respondent has not complied with

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

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

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

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

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

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

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

Charles Jones It is so agreed this 18th day of April, 2025.
Charles "Chuck" Jones

_____ for It is so agreed this ____ day of _____, 2025.
Chair
State Plumbing Board
State of Oregon

Plumbing Board Report for June 12, 2025

Summary Report of Final Orders by Default

Case #	Name	Violation(s)	Location	Date of Violation	Civil Penalty	Other
C2024-0202	Card Plumbing & Heating CO.	<ul style="list-style-type: none"> • Failed to comply with a final order. • Failed to maintain a CCB license. 	N/A	N/A	Reinstated: \$2,500	Plumbing contractor license number PB2906 suspended until civil penalty is paid in full and CCB license is obtained or until it expires, whichever occurs first.

Private utilities

In accordance with OAR 918-008-0110, the information contained in this statewide code interpretation is legally binding on any party involved in activities regulated by applicable Oregon law, applicable Oregon regulations or the state building code. If the information contained in this statewide code interpretation is cited as a basis for a civil infraction, a representative of the jurisdiction must cite the interpretation number found in this document.

Code reference: 2023 Oregon Plumbing Specialty Code (OPSC) – Sections 311 and 721.2

Date: May 2025

Subject: Private utilities

Questions:

1. The exception in OPSC Section 311.1, allows a lot, as defined in OPSC Section 214.0, situated behind another to tie the utilities into the front lot's structure, does this exception allow multiple buildings on the same lot to run utilities through buildings within that same lot?
2. OPSC Section 721.2 requires an easement to be submitted to the Building Official, does the Building Official have the authority to require an easement before issuing a permit or finalizing a permit?

Answers:

1. No, OPSC Section 311.1 requires each building to have a separate connection to a private sewer or public sewer.
2. No, OPSC Section 721.2 does not delegate authority to the Building Official to require a legal easement.

Analysis:

The exception in OPSC Section 311.1 states that an interior lot may run its utilities into the front lot's building, this is the only place in code that it's allowed. A single lot is not allowed to run its utilities through adjoining buildings, there is no allowance for this practice. Section 311.1 initially states that all buildings must run to a public or private sewer independently, not through any other building. A private sewer, as defined in OPSC Section 218.0, is a building sewer that receives discharge from one or more buildings and conveys to a public sewer. All buildings on a single lot must tie-into a private sewer (common sewer) on that lot.

The OPSC only covers up to two properties when encompassing private utilities using another lot for access. The exception in OPSC Section 311.1 states that an interior lot may have access to the front lot for private utilities. OPSC Section 721.2 allows utilities to share an abutting lot for access. Private utilities on more than two lots may have to comply with other regulatory agencies, including DEQ, OHA, or local standards. If there are more than two lots wanting to share private utilities, this will require an approval at the local level, there should be latitude for creative and economical strategies for development.

While the code provides a path for the use of an additional lot for utility access, there is no statutory language that encompasses delegated Building Official authority to require a legal easement allowing the use of someone else's property for utilities. Municipalities may have independent regulatory authority over easements and private utilities feeding more than two lots. Any authority allowing or requiring easements at the local level needs to come from a local source independent of the building code.

Contact: Visit the division website to [contact a building code specialist](#).

State of Oregon

Board memo

Building Codes Division

June 12, 2025

To: State Plumbing Board

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

Subject: Oregon's Journeyman Plumber Reciprocal Licensing Agreements

Action requested:

Discussion on Oregon's journeyman plumber reciprocal licensing agreements

Background:

The legislature granted the division the authority to create reciprocal licensing agreements in [ORS 670.380](#). The statute empowers the administrator, with the approval of the board, to enter into reciprocal licensing agreements with states where the standards, qualifications, and examinations required for a license are substantially similar to Oregon's. The division has adopted OAR 918-030-0045 and 918-695-0110 to further guide its reciprocal licensing agreement authorization process.

Specifically, for the journeyman plumber's license, [OAR 918-695-0110](#) allows the administrator, with consent of the State Plumbing Board, to establish a list of states that have standards, qualifications, and examinations for licensing journeymen plumbers substantially similar to that of Oregon's. OAR 918-695-0110 also permits these reciprocal agreements to issue certification of registration as a journeyman plumber without examination. All requirements for maintaining an Oregon journeyman plumber license apply to a person that is certified through reciprocity.

Section (3) of [OAR 918-030-0045](#) outlines the requirements for an applicant from a reciprocal state to qualify for an Oregon journeyman plumber license without an examination. The applicant must show that they:

- a. Hold a current and active equivalent or higher license from the reciprocal state with no violations or conditions attached in the previous three years,
- b. Qualified for that license through work experience and by passing an examination with a minimum score of 75 percent,
- c. Completion of an Oregon equivalent four-year plumbing apprenticeship program

- d. Have worked a minimum of six months (1,000 hours) under the license in the reciprocal state, and
- e. Have not failed the Oregon examination for the license type they are applying to in the last two years.

Currently, Oregon has reciprocal agreements with Idaho and Montana. A chart has been provided in your board packet today summarizing journeyman plumber licensing requirements in Idaho, Montana, Washington, Alaska, and Nevada. The division welcomes any discussion and feedback from the board.

Washington	<p>Journey level plumber (PL01) is qualified to work in all phases of plumbing construction.</p> <ul style="list-style-type: none"> • Four years or more (at least 8,000 hours) working as a plumber trainee under the supervision of a certified journey level plumber. • Note: Two years or more (at least 4,000 hours) must be spent working in commercial or industrial installations
Nevada	<ul style="list-style-type: none"> • Four (4) years in a state registered, accredited apprenticeship or 8,000 hours of substantiated experience in the plumbing trade.
Montana	<ul style="list-style-type: none"> • Completion certificate from a registered apprenticeship program. • Experience verification affidavit of 5 years experience, legally obtained in the field of plumbing. Voucher completed by an active licensed master plumber or plumbing contractor. • Passing score of 70% or better on written and practical examination.
Alaska	<ul style="list-style-type: none"> • To be a plumbing journeyman, it is required that you possess: • 8,000 hours of experience • Documented proof of that experience, notarized by either your employer, the Alaskan Department of Labor, or an Alaska-based union • A completed application for a Certificate of Fitness • At least 70 percent on each section of the Plumbing Journeyman Exam
Idaho	<ul style="list-style-type: none"> • Applicants seeking initial licensure as a Plumbing Journeyman must meet the requirements for licensure and pass the IAPMO examination before submitting an application to DOPL. • Apply for and Maintain an Active Apprentice Registration

	<ul style="list-style-type: none">• Obtain 8,000 hrs of Work Experience & 4 years of approved schooling OR Obtain 16,000 hrs of Work Experience• Register for and Pass the IAPMO Exam through PSI• Apply for Licensure through DOPL
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State of Oregon

Board memo

Building Codes Division

June 12, 2025

To: State Plumbing Board

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

Subject: Continuing Education Applications

Action requested:

State Plumbing Board consideration of the Plumbing Chief's recommendations regarding continuing education courses and instructors.

Background:

The State Plumbing Board establishes continuing education requirements for all plumbing 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 State's Plumbing Chief has been evaluating courses and instructors on the board's behalf. In May, the Plumbing Chief reviewed one application from one organization:

- One course was 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:

- For correspondence courses – Provider must submit complete course and some method of verification that student has completed course.
- For online courses – Provider must submit a log-on or screen shots of course content.
- OSHA 10 and 30 courses are eligible for a maximum of 10 hours code-related credit.
- First Aid, CPR, AED, and OSHA related safety courses are eligible for a maximum of eight hours code-related credit.

Options:

- Approve the Plumbing Chief's recommendation for approval of the course.
- Amend and approve the Plumbing Chief's recommendation for approval of the course.
- Disapprove the Plumbing Chief's recommendation for approval of the course.

State Plumbing Board
Plumbing Chief on Continuing Education Course and Instructor Review
June 12, 2025

Course

	Applicant	Course Name	Chief's Recommendation	Board Action
1	NEEA	How to Install a Heat Pump Water Heater 2 hours, Code Related	Approve for 2023 code cycle	