

RESOLUTION NO. 3110

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE RESIDENTIAL SPECIALTY CODE, THE PLUMBING SPECIALTY CODE, AND THE ELECTRICAL SPECIALTY CODE AND REPEALING ALL PRIOR RESOLUTIONS THAT PREVIOUSLY ADOPTED A RESIDENTIAL SPECIALTY CODE PLUMBING SPECIALTY CODE OR ELECTRICAL SPECIALTY CODE.

WHEREAS, in 2019, the Wilsonville City Council adopted Ordinance No. 839 that established a new Wilsonville Code (WC) Chapter 9 concerning the City's building code to accommodate the constant updates in the State of Oregon building codes developed by the State Building Codes Division (BCD); and

WHEREAS, pursuant to WC 9.300, 9.340, 9.350, and 9.360, the City adopts its Residential Specialty Code, Plumbing Specialty Code, and Electrical Specialty Code via resolution; and

WHEREAS, upon implementation of Ordinance No. 839, the City adopted, via Resolution No. 2779, the then-current BCD-issued Oregon Residential Specialty Code (ORSC), Oregon Plumbing Specialty Code (OPSC), and Oregon Electrical Specialty Code (OESC), as amended and supplemented; and

WHEREAS, BCD has published online the 2023 ORSC, 2023 OPSC, and 2023 OESC; and

WHEREAS, BCD has not provided a statewide implementation grace period for plumbing and electrical codes; and

WHEREAS, BCD has provided a statewide grace period for the effective date of the residential code until March 31, 2024 within which allows for use of either the 2021 or 2023 codes; and

WHEREAS, the City intends to adopt these three building codes, as amended and supplemented, and as reflected in Exhibit 1, Exhibit 2, and Exhibit 3 attached hereto, to address structures that the state does not currently regulate.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Findings. The findings stated above and the findings stated in the accompanying staff report are incorporated as if fully set forth herein.

Section 2. The City Council hereby adopts Exhibit 1 as its Residential Specialty Code, Exhibit 2 as its Plumbing Specialty Code, and Exhibit 3 as its Electrical Specialty Code.

Section 3. All prior local residential specialty codes, plumbing specialty codes, and electrical specialty codes are hereby repealed.

Section 3. Effective Date. This Resolution is effective on April 1, 2024.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of April, 2024, and filed with the Wilsonville City Recorder this date.

DocuSigned by:
Julie Fitzgerald
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JULIE FITZGERALD, MAYOR

ATTEST:

DocuSigned by:
Kimberly Veliz
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Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Fitzgerald	Yes
Council President Akervall	Yes
Councilor Linville	Yes
Councilor Berry	Yes
Councilor Dunwell	Yes

EXHIBITS:

1. Residential Specialty Code
2. Plumbing Specialty Code
3. Electrical Specialty Code

Exhibit 1

City of Wilsonville Residential Specialty Code

I. Adoption of 2023 Oregon Residential Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2023 Oregon Residential Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-480-0005 through 918-440-0010, as part of the City’s Building Code. A copy of the 2023 Oregon Residential Specialty Code, as well as the provisions of the 2021 International Residential Code and the 2021 International Property Maintenance Code referenced herein, shall be kept in the office of the Building Official of the City of Wilsonville.

II. Amendments to 2023 Oregon Residential Specialty Code

The City further adopts by reference the following provisions as part of the City’s Building Code.

A. **Section 101.2.2 Optional local adoption.** The 2023 Oregon Residential Specialty Code (ORSC) is adopted locally for the following matters:

1. **Fences:** Fences that are greater than 7 feet in height, and fences of any height that serve as a *swimming pool* (as defined by ORSC) barrier.
2. **Retaining Walls:** Retaining walls that are over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall and that support a surcharge. Retaining walls that support an ascending slope exceeding 3:1 or that support a non-soil surcharge.

B. **Section 101.2.3.1 Matters outside the statutory authority of the state building code.**

The 2023 Oregon Residential Specialty Code (ORSC) does not regulate the following items under the statutory authority of the state adopted building code:

1. Demolition
2. Unsafe Structures or Equipment
3. Service Utilities
4. Water Supply for Fire Protection
5. Excavation and Grading

Therefore the City of Wilsonville locally adopts the following codes which apply to these items:

1. **Section 3303 Demolition:** Subsections 3301.1, 3301.2, 3301.3, 3301.6, of the adopted edition of the Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code Section.
2. **Section 116 Unsafe Structures or Equipment,** of the adopted edition of the Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code Section. For the purposes of clarifying and defining what are unsafe structures, unsafe equipment, or dangerous building conditions,

the following sections of the 2021 International Property Maintenance Code are adopted:

- a. Section 111.1.5, Dangerous Structure or Premises
 - b. Section 112, Emergency Measures
 - c. Chapter 2, Definitions
3. **Section 112 Service Utilities** - of the adopted edition of the Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code Section.
 4. **Section 3313 Water Supply for Fire Protection** - of the adopted edition of the Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code Section.
 5. **Appendix J – Grading** - of the adopted edition of the Oregon Structural Specialty Code, along with the corresponding 2021 International Building Code Section except the following:
 - a. **Delete:** Section J103.2 Exemptions. Delete item 1
 - b. **Revise:** Section J103.2 Exemptions. 1. 100 cubic yards, or 1 foot of depth for fill.
 - c. **Add:** Section J109.5 Drainage. Drainage shall be provided as required by the geotechnical evaluation. The design and construction of drainage systems shall be in accordance with the applicable requirements of the Oregon Plumbing Specialty Code and City of Wilsonville Engineering Standards. Drainage system discharge shall be to an *approved* location.
 - d. **Revise:** J110.1 General. Delete former and add: J110.1 General. Erosion Control measures shall be installed and maintained in accordance with Wilsonville Engineering Standards for Erosion Prevention and Sediment Control requirements for the duration of a project.

Exhibit 2

City of Wilsonville Plumbing Specialty Code

I. Adoption of 2023 Oregon Plumbing Specialty Code

Except for any provision that may contradict Wilsonville Code Chapter 9, the City of Wilsonville (“City”) adopts the 2023 Oregon Plumbing Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-750-0110 through 918-750-0115, as part of the City’s Building Code.

Exhibit 3

City of Wilsonville Electrical Specialty Code

I. Adoption of 2023 Oregon Electrical Specialty Code

Except for any provision that may contradict Wilsonville Code Chapter 9, the City of Wilsonville (“City”) adopts the 2023 Oregon Electrical Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-305-0100 through 918-305-0105, as part of the City’s Building Code.