

# House Bill 2481

Ordered printed by the Speaker pursuant to House Rule 12.00A (5). Pre-session filed (at the request of House Interim Committee on Consumer Protection and Government Accountability)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires that moisture sensitive components of one and two family dwellings pass moisture content testing before enclosure in location that prevents normal drying.

## A BILL FOR AN ACT

1  
2 Relating to moisture in residential structures.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2011 Act is added to and made a part of ORS chapter 455.**

5 **SECTION 2. (1) As used in this section:**

6 (a) **"General contractor" means:**

7 (A) **A licensed contractor that is a general contractor as defined in ORS 701.005; or**

8 (B) **A person not described in subparagraph (A) of this paragraph who signs a statement**  
9 **described in ORS 701.325 (2).**

10 (b) **"Moisture sensitive component" means an item that is:**

11 (A) **Capable of containing more than 19 percent moisture by weight; and**

12 (B) **Intended for enclosure in a location where drying in service cannot readily occur.**

13 (2) **The general contractor for a new one or two family dwelling shall ensure that each**  
14 **moisture sensitive component of the dwelling is tested for moisture content. The testing**  
15 **must be conducted by a building inspector or by an independent tester acceptable to the**  
16 **Department of Consumer and Business Services or the municipality inspecting the dwelling.**  
17 **If testing is performed by an independent tester, the general contractor shall ensure that a**  
18 **copy of the test results are provided to the building inspector for the dwelling.**

19 (3) **The general contractor may not allow the installation of interior finishes in the**  
20 **dwelling until any moisture sensitive components to be enclosed by those finishes have been**  
21 **tested and found to contain no more than 19 percent moisture content.**

22 (4) **Framing, trusses, joists, structural sheathing and other structural components that**  
23 **are made of wood or wood products, and all insulation materials, are conclusively presumed**  
24 **to be moisture sensitive components.**

25 (5) **The department may adopt rules to carry out this section. The rules may include,**  
26 **but need not be limited to, rules that identify:**

27 (a) **Acceptable moisture testing methods and procedures;**

28 (b) **Types of components and materials that are capable of containing more than 19 per-**  
29 **cent moisture by weight; and**

30 (c) **Types of enclosures and locations that may prevent drying in normal service.**

31 **SECTION 3. Section 2 of this 2011 Act applies to new one and two family dwellings for**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **which an initial building permit is issued on or after the effective date of this 2011 Act.**

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