



Moving Forward...

Improving Building Regulations in Rural Oregon

Senate - Rural Communities and Economic Development Committee

March 21, 2013

40 Years of State Building Code Administration in Oregon

1973 SB 73 Created Statewide Code Administration

- Uniform building codes across Oregon
- Single place to resolve issues
- Efficient, predictable construction environment
- Appeal process for controversies arising out of state building code
- Professional standards for building officials and inspectors
- Seven advisory boards reviewing agency's work
- Permit fees fund programs – all fees dedicated

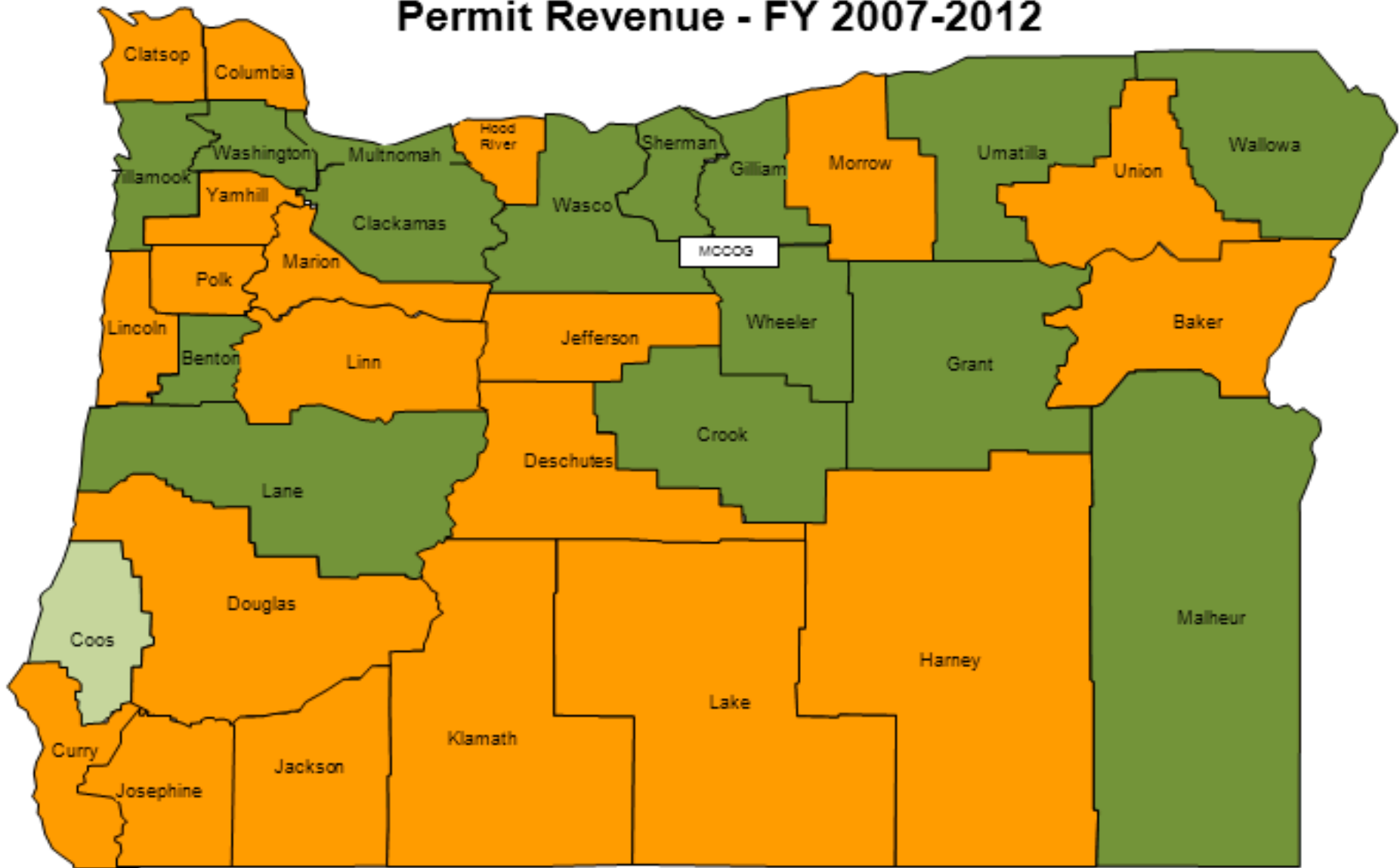
Local Administration in Oregon

- 130 City/County building departments
- Local government may assume administration of programs
- State provides services where local government does not
- Current law assumes state services operate independently
- Local building permit fees are dedicated
- Local governments must use state-certified inspection staff

Total Permit Revenue and Permit Count (FY 2007-2012)

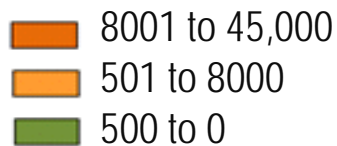
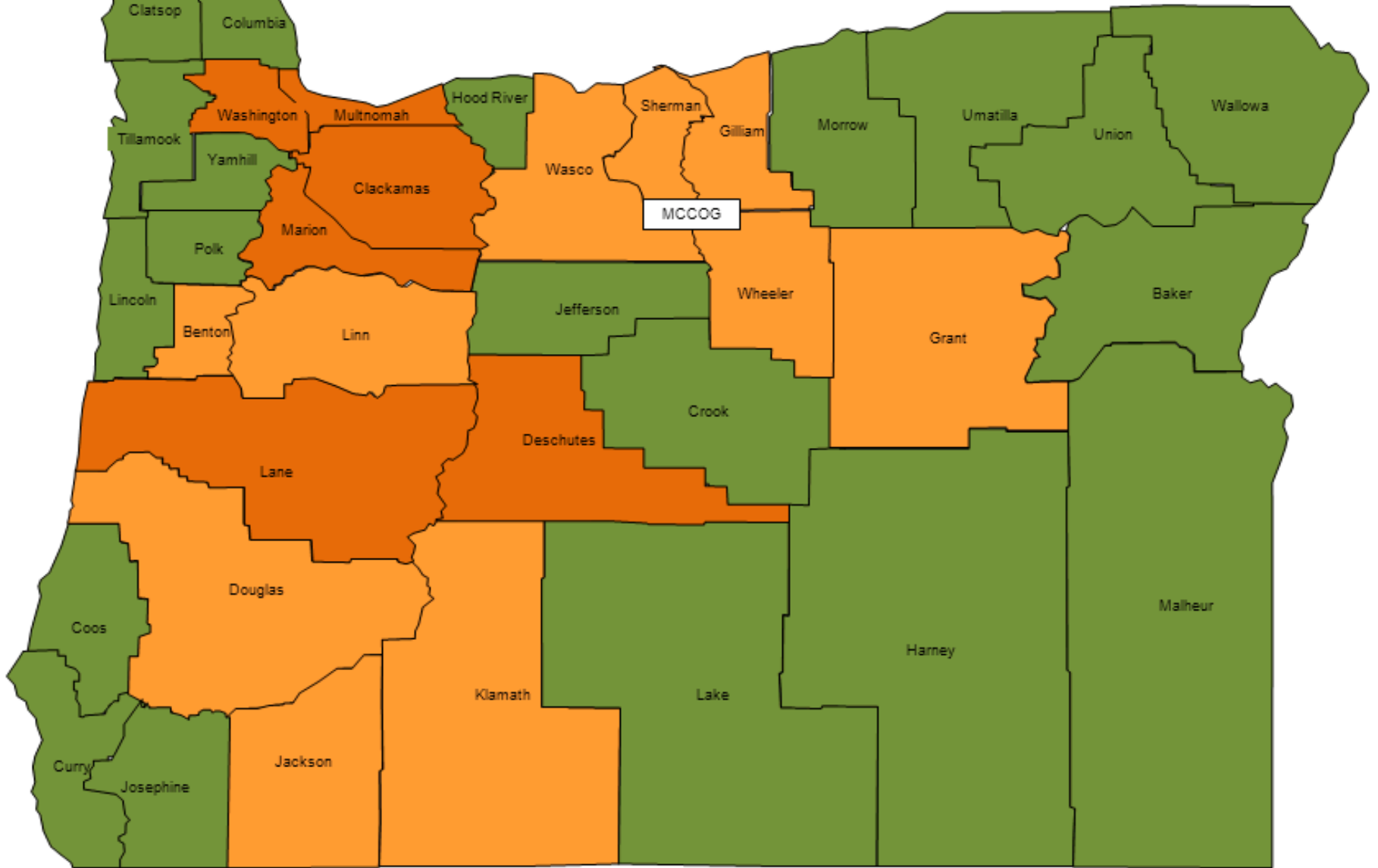


Permit Revenue - FY 2007-2012



- 41% to 80% Decline
- 1% to 40% Decline
- 20% to 1% Growth

Permit Count - FY 2010-2012 Average



Improving Building Regulation in Rural Oregon

- Highly trained and cross-trained workforce
- Smart codes for rural structures
 - Recognize unique needs of remote areas
- Clarify final decision-making between building & fire code
- Provide greater assistance to owner/builders
- New flexible tools for state to respond to business & government needs
- New tools to address economic downturn in local communities

Proposed County Assistance Legislation Impacting State Building Codes

- HB 2206 – County Assistance (DAS Bill)
(BCD, Revenue, Veterans, Secretary of State)
- HB 3144 – Rapid Response/County Partnerships
(House Business and Labor Committee bill)
- SB 582 – Rural Communities Bill
(Senate Rural Communities and Economic Development Committee bill)

Proposed SB 582 Amendments:

Elements of HB 3144, HB 2206, SB 582

- Maintains existing relationship between counties and state when local programs choose to operate independently.
- A new regional partnership provision is created:
 - Partnership agreement may establish new service areas or may provide assistance for specific projects or address other building inspection program needs.
 - Allows state and local government to combine resources (staffing, fees, equipment and facilities/supplies).

Continued

- Allows state to rapidly respond to programs that are returned, request for partnership agreements or to support projects:
 - Establishes a new tool for the state to assign resources from a “range of resources” authorized by the legislature.
 - Allows state to hire local government staff through an expedited process.
 - Allows state to use local government fee and forms when program is returned or partnership is created.

Proposed SB 582 Amendments: Elements of HB 3326

- Establishes policy directive for the state to make special consideration for structures built in rural Oregon.
- Allows state to create flexible alternative building code requirements when current codes are unsuitable including requirements for fire apparatus means of approach and adequacy of water supply.
- Clarifies that final decision regarding fire code matters pertaining to new construction (not maintenance) are made by the building official.

Continued

- Allows government building officials and inspectors to provide consultation and advice to a building permit applicant without engaging in the practice of architecture or engineering.
- After consultation with the municipality, provides a “relief valve” allowing a customer to seek assistance from the state when a project is not proceeding in a timely, consistent or flexible manner.

Questions