



February 15, 2017

House Committee on Business and Labor
Oregon State Capitol Building
900 Court St NE
Salem, Oregon 97301

RE: Opposition to HB 2164, 2168, 2165, 2737

Hon. Chair Holvey and Committee Members:

The City of Hillsboro opposes the following bills for these reasons:

HB 2164 – Relating to municipality use of electronic building code information systems

This bill would require the City of Hillsboro to adopt the State’s electronic permitting database or adopt a uniform permitting system configuration that is directed by the State and that does not meet the needs of Hillsboro’s customers. Permit administration systems are a major investment. Hillsboro has spent well over \$2 million dollars in software and staff time over the past five years to build and implement a system that streamlines complex multi-departmental processes and meets the current and future needs of Hillsboro customers. Abandoning our highly-customized system for the State’s or reconfiguring our system to comply with a uniform statewide one-size-fits-all framework would result in slower, more confusing, and more expensive services for Hillsboro’s development customers. Similarly, this bill delegates rulemaking authority to DCBS to establish rules for state oversight and approval of our system. Rules can change over time and each change could require expensive and time consuming adjustments for no quantifiable public benefit. For example, a single system adjustment could take six months or more to implement and test and might cost upwards of \$50,000 in technical services and staff time.

HB 2168 – Relating to equipment for performing specialty code inspections

The scope of complex commercial and industrial development in Hillsboro makes compliance with the requirements of this bill difficult if not impossible. The requirement that municipalities provide ... “all equipment required for the thorough and safe performance of the inspection” would require each of Hillsboro’s inspectors to transport, erect, and disassemble items such as a 40-foot ladder, man lifts, and multi-story scaffolding at a dozen or more job sites per day. The additional staff time required for compliance would cause significant delays for contractors and developers. This conversation is really about limitations on liability that is better had between insurers rather than between contractors and municipal building departments.

HB 2737 – Relating to construction standards for small homes

This bill is unnecessary because regulation of small home construction is possible using existing tools. Local building departments such as Hillsboro’s are experts in interpreting and applying the building code in alternate and innovative ways and would welcome the opportunity to have a conversation with stakeholders about how to effectively regulate the safety of tiny homes.

HB 2165 – Relating to building official inspections of small homes

This proposal which defines certain small homes as recreational vehicles would require municipal building departments to regulate pre-manufactured small homes under the recreational vehicle program standard. Building Departments have not previously held any jurisdiction over recreational vehicle construction and thus would have to hire new staff and create redundant, and potentially conflicting, programs for a function that is already provided in a uniform fashion by the State.

For these reasons, the City of Hillsboro cannot support these bills.

Thank you for considering this testimony.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Melanie Adams", followed by a horizontal line extending to the right.

Melanie Adams, JD
Director, City of Hillsboro Building Department
melanie.adams@hillsboro-oregon.gov
ph: (503) 681-6132