

Requested by HOUSE COMMITTEE ON BUSINESS AND LABOR

**PROPOSED AMENDMENTS TO  
HOUSE BILL 4086**

1 On page 1 of the printed bill, line 2, after “provisions;” delete the rest  
2 of the line and lines 3 and 4 and insert “and amending ORS 215.236, 446.250,  
3 446.255, 447.091, 450.837, 455.010, 455.042, 455.046, 455.062, 455.070, 455.080,  
4 455.148, 455.150, 455.200, 455.210, 455.450, 455.485, 455.685, 455.715, 455.720,  
5 455.723, 455.730, 455.732, 455.737, 455.740, 455.800 and 479.530.”.

6 Delete lines 6 through 29 and delete pages 2 through 14 and insert:  
7

8 **“GENERAL DEFINITIONS**

9

10 **“SECTION 1.** ORS 455.010 is amended to read:

11 “455.010. As used in this chapter, unless the context requires otherwise:

12 “(1)(a) ‘Advisory board’ means the board with responsibility for assisting  
13 in the adoption, amendment or administration of a specialty code, specif-  
14 ically:

15 “(A) The Building Codes Structures Board established under ORS 455.132;

16 “(B) The Electrical and Elevator Board established under ORS 455.138;

17 “(C) The State Plumbing Board established under ORS 693.115;

18 “(D) The Board of Boiler Rules established under ORS 480.535;

19 “(E) The Residential and Manufactured Structures Board established un-  
20 der ORS 455.135;

21 “(F) The Mechanical Board established under ORS 455.140; or

1 “(G) The Construction Industry Energy Board established under ORS  
2 455.492.

3 “(b) ‘Appropriate advisory board’ means the advisory board that has ju-  
4 risdiction over a particular code, standard, license, certification or matter.

5 “(2) ‘Department’ means the Department of Consumer and Business Ser-  
6 vices.

7 “(3) ‘Director’ means the Director of the Department of Consumer and  
8 Business Services.

9 “(4) ‘Low-Rise Residential Dwelling Code’ means the adopted specialty  
10 code prescribing standards for the construction of residential dwellings that  
11 are three stories or less above grade and have an exterior door for each  
12 dwelling unit, but are not facilities or homes described in ORS 443.400 or  
13 transient lodging.

14 “(5) **‘Municipal building official’ means a person who is charged by**  
15 **a municipality with responsibility for the administration and enforce-**  
16 **ment of a building inspection program in the municipality and is:**

17 **“(a) An employee of the municipality;**

18 **“(b) Employed under an intergovernmental agreement that provides**  
19 **for the person to supply administration and enforcement services for**  
20 **respective building inspection programs of municipalities; or**

21 **“(c) Employed by an association of municipalities to supply admin-**  
22 **istration and enforcement services for respective building inspection**  
23 **programs of association members.**

24 **“(6) ‘Municipal inspector’ means a person who performs routine**  
25 **enforcement of one or more state building code specialty codes or**  
26 **parts of one or more specialty codes for a municipality and is:**

27 **“(a) An employee of the municipality;**

28 **“(b) Employed under an intergovernmental agreement that provides**  
29 **for the person to perform routine enforcement of one or more state**  
30 **building code specialty codes or parts of one or more specialty codes**

1 **for respective building inspection programs of municipalities;**

2 **“(c) Employed by an association of municipalities to perform rou-**  
3 **tine enforcement of one or more state building code specialty codes**  
4 **or parts of one or more specialty codes for respective building in-**  
5 **spection programs of association members; or**

6 **“(d) Performing under actual or apparent authority as an agent on**  
7 **behalf of the municipality.**

8 “[5] (7) ‘Municipality’ means a city, county or other unit of local gov-  
9 ernment otherwise authorized by law to administer a building code.

10 “[6] (8) ‘Prefabricated structure’ means a building or subassembly that  
11 has been in whole or substantial part manufactured or assembled using  
12 closed construction at an off-site location to be wholly or partially assembled  
13 on-site. ‘Prefabricated structure’ does not include a manufactured dwelling,  
14 recreational structure or recreational vehicle, as those terms are defined in  
15 ORS 446.003.

16 “[7] (9) ‘Specialty code’ means a code of regulations adopted under ORS  
17 446.062, 446.185, 447.020 (2), 455.020 (2), 455.496, 455.610, 455.680, 460.085,  
18 460.360, 479.730 (1) or 480.545, but does not include regulations adopted by  
19 the State Fire Marshal pursuant to ORS chapter 476 or ORS 479.015 to  
20 479.200 and 479.210 to 479.220.

21 “[8] (10) ‘State building code’ means the combined specialty codes.

22 “[9] (11) ‘Structural code’ means the specialty code prescribing struc-  
23 tural standards for building construction.

24 “[10] (12) ‘Unsafe condition’ means a condition caused by earthquake  
25 which is determined by the department or any representative of the depart-  
26 ment to be dangerous to life and property. ‘Unsafe condition’ includes but  
27 is not limited to:

28 **“(a) Any portion, member or appurtenance of a building that has become**  
29 **detached or dislodged or appears likely to fail or collapse and thereby injure**  
30 **persons or damage property; or**

1 “(b) Any portion, of a building or structure that has been damaged by  
2 earthquake, or by fire or explosion resulting from an earthquake, to the ex-  
3 tent that the structural strength or stability of the building is substantially  
4 less than it was prior to the earthquake.

5  
6 **“BUILDING OFFICIAL AND INSPECTOR QUALIFICATIONS**

7  
8 **“SECTION 2.** ORS 455.715 is amended to read:

9 “455.715. As used in ORS 455.715 to 455.740, unless the context otherwise  
10 requires:

11 “(1) ‘Building official’ means a person charged by a municipality with  
12 responsibility for administration and enforcement of the state building code  
13 in the municipality.

14 “(2) ‘Business of providing prefabricated structure plan approvals and in-  
15 spections’ means an independent contractor providing prefabricated structure  
16 plan approval or inspection services, or both, under the following specialty  
17 codes, as provided in ORS 455.020, 455.705 and 455.715:

18 “(a) Structural;

19 “(b) Mechanical;

20 “(c) Plumbing;

21 “(d) Electrical; [*and*] **or**

22 “(e) Low-rise residential dwelling.

23 “(3) ‘Inspector’ means:

24 “(a) A person, including a plans examiner, [*acting under the authority and*  
25 *direction of a building official and*] charged **by a municipality** with the re-  
26 sponsibility of routine enforcement of one or more specialty codes or parts  
27 of specialty codes **on behalf of the municipality**;

28 “(b) A person, including a plans examiner, who provides enforcement of  
29 one or more specialty codes or parts of specialty codes and who is personally  
30 in the business of providing prefabricated structure plan approvals or in-

1 inspections or is employed by such a business;

2 “(c) A specialized building inspector certified under ORS 455.723 who [*is*  
3 *employed by*] **provides services to** a municipality or [*by*] **through** the De-  
4 partment of Consumer and Business Services;

5 “(d) A person [*employed by*] **providing services to** a municipality or the  
6 department who is certified under ORS 455.732 to perform inspections under  
7 one or more specialty codes throughout a building code administrative re-  
8 gion; or

9 “(e) A person designated by the Director of the Department of Consumer  
10 and Business Services to ensure compliance with a specialty code or with  
11 any requirement for a license, registration, certification, endorsement or  
12 other authorization to perform work [*related to the administration and*  
13 *enforcement of*] **regulated under** the state building code.

14 **“SECTION 3.** ORS 455.720 is amended to read:

15 “455.720. (1) In accordance with applicable provisions of ORS chapter 183,  
16 to promote effective and uniform enforcement of the state building code by  
17 improving the competence of building officials and inspectors, the Director  
18 of the Department of Consumer and Business Services, with the advice of the  
19 advisory boards, shall:

20 “(a) Establish for building officials and inspectors reasonable minimum  
21 training and experience standards, including but not limited to courses or  
22 subjects for instruction, facilities for instruction, qualification of instructors  
23 and methods of instruction. The standards shall include provisions for de-  
24 termining a practical experience equivalent.

25 “(b) Establish a procedure to be used by municipalities to determine  
26 whether a person meets minimum standards or has minimum training to [*be*  
27 *appointed or employed*] **provide services** as a building official or inspector.  
28 The procedure shall allow for a field examination of a person to determine  
29 if the person meets the practical experience equivalent of a minimum stand-  
30 ard.

1 “(c) Subject to such terms, conditions and classifications as the director  
2 may impose, certify building officials as being qualified, and revoke such  
3 certifications in the manner provided in ORS 455.740.

4 “(d) Require an applicant for a certificate as a building official or in-  
5 spector to demonstrate knowledge of the laws governing accessibility to  
6 buildings by persons with disabilities by passing an examination prescribed  
7 by the director.

8 “(2) The director shall maintain and, upon request of [*municipalities, fur-*  
9 *nish information on applicants for appointment or employment as building of-*  
10 *icials or inspectors.*] **a municipality, furnish information on candidates**  
11 **for the provision of municipal building official services, or municipal**  
12 **inspector services, to the municipality.**

13 “(3) Pursuant to ORS chapter 183, the director shall adopt rules necessary  
14 to carry out the certification programs provided by subsection (1) of this  
15 section.

16 “(4) The director, by rule, may require evidence of completion of contin-  
17 uing education covering any certification created under this section as a  
18 condition of maintaining the certification. Nothing in this subsection shall  
19 prohibit the director from delegating any of this power to a municipality.

20 “(5) The director, with the advice of the appropriate advisory boards, may  
21 adopt rules for certifying inspectors as being qualified to enforce one or more  
22 particular specialty codes, subject to any terms, conditions and classifica-  
23 tions the director may impose, and for revoking those certifications in the  
24 manner provided in ORS 455.740.

25 **“SECTION 4.** ORS 455.723 is amended to read:

26 “455.723. (1) The Director of the Department of Consumer and Business  
27 Services, with the advice of the appropriate advisory boards, may adopt rules  
28 establishing one or more programs to train, qualify and certify an individual  
29 as a specialized building inspector authorized to enforce [*portions*] **parts** of  
30 specialty codes. Notwithstanding ORS 455.720 (1) and 455.725, the rules may

1 include, but need not be limited to, rules that establish:

2 “(a) Work experience, training and other qualifications for program par-  
3 ticipation;

4 “(b) Content and presentation requirements for training programs;

5 “(c) Methods for verifying the qualification of the individual to enforce  
6 [portions] **parts** of specialty codes as a specialized building inspector certi-  
7 fied under this section;

8 “(d) The [portions] **parts** of various specialty codes that each program  
9 will enable a qualifying individual to enforce and any terms, conditions or  
10 classifications applicable for that enforcement; and

11 “(e) Requirements the director believes reasonable for the administration  
12 and enforcement of this section.

13 “(2) Notwithstanding ORS 446.250, 455.630, 455.720, 455.725, 479.530,  
14 479.810 and 479.855, the director may issue or cause to be issued a certificate  
15 as a specialized building inspector to an individual who successfully com-  
16 pletes an approved training program and satisfies qualification verification  
17 under this section. **A specialized building inspector may be trained and**  
18 **certified in parts of more than one specialty code.**

19 “(3) An individual certified as a specialized building inspector under this  
20 section may conduct inspections and enforce [portions] **parts** of specialty  
21 codes under ORS 479.510 to 479.945 and 479.950 and this chapter and ORS  
22 chapters 446, 447 and 693 as identified by the director. The enforcement of  
23 [portions] **parts** of specialty codes by a specialized building inspector is  
24 subject to any terms, conditions or classifications applicable to that  
25 enforcement established by the director by rule.

26 “**SECTION 5.** ORS 455.730 is amended to read:

27 “455.730. [No person shall be appointed or employed as a building official  
28 or inspector by any municipality] **A municipality may not accept municipi-**  
29 **pal building official or municipal inspector services from a person un-**  
30 **less the person has been certified as being qualified under ORS 455.715 to**

1 455.740, and the certification has not lapsed or been revoked.

2 **“SECTION 6.** ORS 455.732 is amended to read:

3 “455.732. (1) As used in this section, ‘building code administrative  
4 region’ means a region established by the Director of the Department of  
5 Consumer and Business Services under ORS 455.042 for the uniform admin-  
6 istration of the state building code.

7 “(2) The authority of the director under **this section and** ORS 455.720  
8 and 455.723 to specify terms, conditions and classifications for the certifica-  
9 tion of inspectors includes the authority to certify an inspector to perform  
10 inspections under multiple specialty codes or parts of a specialty code.

11 “(3) The director may provide for an inspector who is likely to be em-  
12 ployed within a specific building code administrative region to be certified  
13 to perform inspections throughout a building code administrative region,  
14 whether within or outside of a municipality. The director may recognize any  
15 training program certified by the director under ORS 455.723 or 455.725 for  
16 purposes of certifying an inspector to perform inspections throughout a  
17 building code administrative region. This subsection does not require a  
18 municipality administering and enforcing a building inspection program un-  
19 der ORS 455.148 or 455.150 to allow an inspector certified under this sub-  
20 section who is not [*employed by*] **an employee of** the municipality to perform  
21 building inspections on behalf of the municipality.

22 “(4) In determining the appropriate experience, training or other quali-  
23 fications for an inspector under ORS 455.720 or 455.723, the director shall  
24 consult with the appropriate advisory boards. The factors to be considered  
25 by the director may include, but need not be limited to:

26 “(a) Any factors specific to, or of particular relevance to, a specialty code  
27 or to the types of buildings, structures, systems or equipment in a geographic  
28 area that are inspected under the specialty code;

29 “(b) Staffing levels or other specific criteria for building inspection pro-  
30 grams established by a municipality where the inspector is likely to [*be em-*



1 *ployed*] **provide services** or for building inspection programs established by  
2 the director; and

3 “(c) Any factors specific to, or of particular relevance to, the building  
4 code administrative region within which the inspector is likely to [*be em-*  
5 *ployed*] **provide services**.

6 “(5) In determining the scope of certifications and qualifications for an  
7 inspector, the director may utilize field training equivalency, independent  
8 evaluations or other methods the director deems appropriate.

9 **“SECTION 7.** ORS 455.737 is amended to read:

10 “455.737. (1) Notwithstanding ORS 455.720 (1), the Director of the De-  
11 partment of Consumer and Business Services, by rule, shall adopt criteria for  
12 review of the experience and training in building inspection and building  
13 plan review acquired by a person outside the State of Oregon. The criteria  
14 shall be adopted in a manner that facilitates review of a person’s qualifica-  
15 tions by a [*local*] **municipal** building official.

16 “(2)(a) A [*local*] **municipal** building official who wishes to [*employ*] **use**  
17 **the services of** a person who is not certified under ORS 455.735 as an in-  
18 spector shall submit the person’s qualifications to the director. The director  
19 shall review the stated qualifications against the criteria adopted under  
20 subsection (1) of this section, including verification of experience and train-  
21 ing. The director shall respond to the [*local*] **municipal** building official in  
22 writing within 10 working days of receiving the applicant’s qualifications,  
23 stating whether the person meets the applicable criteria.

24 “(b) Upon application and payment of the required fee, the director shall  
25 allow a person whose qualifications meet the criteria adopted under sub-  
26 section (1) of this section to sit for any examination necessary for the re-  
27 quired certification.

28 **“SECTION 8.** ORS 455.740 is amended to read:

29 “455.740. (1) Subject to ORS chapter 183, the Director of the Department  
30 of Consumer and Business Services may deny, condition, suspend, revoke or

1 refuse to renew a certificate of a building official or inspector if the director  
2 finds that the building official or inspector has:

3 “(a) Consistently failed to act in the public interest in the performance  
4 of duties;

5 “(b) Failed to complete the continuing education requirements as required  
6 under ORS 455.720 (4);

7 “(c) Provided false information to the Department of Consumer and  
8 Business Services; or

9 “(d) Committed an act described in ORS 455.125 or 455.129.

10 “(2) In any revocation proceeding under this section, [*the*] a municipality  
11 or association of municipalities that employs the building official or in-  
12 spector [*shall be*] is entitled to appear as a party in interest, either for or  
13 against the revocation.

14 “(3) When a certification is suspended or revoked under this section, the  
15 director may also suspend, deny or place conditions on that person’s right  
16 to reapply for certification under ORS 455.735 for a period not to exceed 12  
17 months.

18 “(4) This section does not limit or otherwise affect the authority of a  
19 municipality to dismiss or suspend a building official or inspector at the  
20 discretion of the municipality.

21 “(5) Notwithstanding the requirements of subsections (1) to (4) of this  
22 section, the director may adopt rules that:

23 “(a) Allow certifications to be placed on inactive status; and

24 “(b) Extend continuing education compliance requirements in case of ill-  
25 ness or hardship.

26

27 **“MUNICIPAL BUILDING INSPECTION PROGRAMS**

28

29 **“SECTION 9.** ORS 455.148 is amended to read:

30 “455.148. (1)(a) A municipality that assumes the administration and

1 enforcement of a building inspection program shall administer and enforce  
2 the program for all of the following:

3 “(A) The state building code, as defined in ORS 455.010, except as set  
4 forth in paragraph (b) of this subsection.

5 “(B) Manufactured structure installation requirements under ORS 446.155,  
6 446.185 (1) and 446.230.

7 “(C) Manufactured dwelling parks and mobile home parks under ORS  
8 chapter 446.

9 “(D) Park and camp programs regulated under ORS 455.680.

10 “(E) Tourist facilities regulated under ORS 446.310 to 446.350.

11 “(F) Manufactured dwelling alterations regulated under ORS 446.155.

12 “(G) Manufactured structure accessory buildings and structures under  
13 ORS 446.253.

14 “(H) Boilers and pressure vessels described in rules adopted under ORS  
15 480.525 (5).

16 “(b) A building inspection program of a municipality may not include:

17 “(A) Boiler and pressure vessel programs under ORS 480.510 to 480.670  
18 except those described in rules adopted under ORS 480.525 (5);

19 “(B) Elevator programs under ORS 460.005 to 460.175;

20 “(C) Amusement ride regulation under ORS 460.310 to 460.370;

21 “(D) Prefabricated structure regulation under ORS chapter 455;

22 “(E) Manufacture of manufactured structures programs under ORS 446.155  
23 to 446.285, including the administration and enforcement of federal manu-  
24 factured dwelling construction and safety standards adopted under ORS  
25 446.155 or the National Manufactured Housing Construction and Safety  
26 Standards Act of 1974;

27 “(F) Licensing and certification, or the adoption of statewide codes and  
28 standards, under ORS chapter 446, 447, 455, 479 or 693; or

29 “(G) Review of plans and specifications as provided in ORS 455.685.

30 “(2) A municipality that administers a building inspection program as

1 allowed under this section shall do so for periods of four years. The De-  
2 partment of Consumer and Business Services shall adopt rules to adjust time  
3 periods for administration of a building inspection program to allow for  
4 variations in the needs of the department and participants.

5 “(3)(a) When a municipality administers a building inspection program,  
6 the governing body of the municipality shall[, *unless other means are already*  
7 *provided, appoint a person to administer and enforce the building inspection*  
8 *program, who shall be known as the building official. A building official*  
9 *shall, in the municipality for which appointed, attend to all aspects of code*  
10 *enforcement, including the issuance of all building permits. Two or more*  
11 *municipalities may combine in the appointment of a single building official for*  
12 *the purpose of administering a building inspection program within their com-*  
13 *munities.] **arrange for the services of a municipal building official for***  
14 **the municipality. The municipality shall also arrange for the services**  
15 **of a head building inspector for the municipality, who may also be the**  
16 **building official. The head building inspector must be an employee of**  
17 **the municipality or be employed under an intergovernmental agree-**  
18 **ment or by an association of municipalities to provide services to the**  
19 **municipality. The head building inspector must hold the highest level**  
20 **of certification issued by the department under ORS 455.715 to 455.740**  
21 **for conducting inspections for compliance with the structural specialty**  
22 **code.**

23 “(b) **Except as provided in this subsection, the municipal building**  
24 **official shall be responsible for ensuring the adequate and proper ad-**  
25 **ministration and enforcement of building inspection program activ-**  
26 **ities, including but not limited to the issuance of building permits,**  
27 **whether the program activities are carried out by employees of the**  
28 **municipality or by other persons authorized to act on behalf of the**  
29 **municipality. The head building inspector shall provide supervision**  
30 **for, and be actively involved in, the aspects of the program involving**

1 **inspections for routine enforcement of the specialty codes under the**  
2 **program.**

3 “(4)(a) By January 1 of the year preceding the expiration of the four-year  
4 period described in subsection (2) of this section, the governing body of the  
5 municipality shall notify the Director of the Department of Consumer and  
6 Business Services and, if the municipality is not a county, notify the county  
7 whether the municipality will continue to administer and enforce the build-  
8 ing inspection program after expiration of the four-year period.

9 “(b) Notwithstanding the January 1 date set forth in paragraph (a) of this  
10 subsection, the director and the municipality and, if the municipality is not  
11 a county, the county may by agreement extend that date to no later than  
12 March 1.

13 “(5) If a city does not notify the director, or notifies the director that it  
14 will not administer the building inspection program, the county or counties  
15 in which the city is located shall administer and enforce the county program  
16 within the city in the same manner as the program is administered and en-  
17 forced outside the city, except as provided by subsection (6) of this section.

18 “(6) If a county does not notify the director, or notifies the director that  
19 it will not administer and enforce a building inspection program, the director  
20 shall contract with a municipality or other person or use such state em-  
21 ployees or state agencies as are necessary to administer and enforce a  
22 building inspection program, and permit or other fees arising therefrom shall  
23 be paid into the Consumer and Business Services Fund created by ORS  
24 705.145 and credited to the account responsible for paying the expenses  
25 thereof. A state employee may not be displaced as a result of using contract  
26 personnel.

27 “(7) The governing body of a municipality may commence responsibility  
28 for the administration and enforcement of a building inspection program be-  
29 ginning July 1 of any year by notifying the director no later than January  
30 1 of the same year and obtaining the director’s approval of an assumption

1 plan as described in subsection [(11)(c)] **(12)(c)** of this section.

2 “(8) The department shall adopt rules to require the governing body of  
3 each municipality assuming or continuing a building inspection program  
4 under this section to submit a written plan with the notice required under  
5 subsection (4) or (7) of this section. If the department is the governing body,  
6 the department shall have a plan on file. The plan must specify how coop-  
7 eration with the State Fire Marshal or a designee of the State Fire Marshal  
8 will be achieved and how a uniform fire code will be considered in the review  
9 process of the design and construction phases of buildings or structures.

10 “**(9) A municipal inspector who performs routine enforcement ser-**  
11 **vices under actual or apparent authority as an agent on behalf of the**  
12 **municipality shall, subject to the approval of the head building in-**  
13 **pector, establish the resources used or needed for the inspector to**  
14 **perform the enforcement services and establish the method by which**  
15 **the enforcement services are to be performed.**

16 “[9] **(10)** A municipality that administers and enforces a building in-  
17 spection program pursuant to this section shall recognize and accept the  
18 performances of state building code activities by businesses and persons au-  
19 thorized under ORS 455.457 to perform the activities as if the activities were  
20 performed by the municipality. A municipality is not required to accept an  
21 inspection, a plan or a plan review that does not meet the requirements of  
22 the state building code.

23 “[10] **(11)** The department or a municipality that accepts an inspection  
24 or plan review as required by this section by a person licensed under ORS  
25 455.457 has no responsibility or liability for the activities of the licensee.

26 “[11] **(12)** In addition to the requirements of ORS 455.100 and 455.110,  
27 the director shall regulate building inspection programs that municipalities  
28 assume on or after January 1, 2002. Regulation under this subsection shall  
29 include but not be limited to:

30 “(a) Creating building inspection program application and amendment

1 requirements and procedures;

2 “(b) Granting or denying applications for building inspection program  
3 authority and amendments;

4 “(c) Requiring a municipality assuming a building inspection program to  
5 submit with the notice given under subsection (7) of this section an as-  
6 sumption plan that includes, at a minimum:

7 “(A) A description of the intended availability of program services, in-  
8 cluding proposed service agreements for carrying out the program during at  
9 least the first two years;

10 “(B) Demonstration of the ability and intent to provide building in-  
11 spection program services for at least two years;

12 “(C) An estimate of proposed permit revenue and program operating ex-  
13 penses;

14 “(D) Proposed staffing levels; and

15 “(E) Proposed service levels;

16 “(d) Reviewing procedures and program operations of municipalities;

17 “(e) Creating standards for efficient, effective, timely and acceptable  
18 building inspection programs;

19 “(f) Creating standards for justifying increases in building inspection  
20 program fees adopted by a municipality;

21 “(g) Creating standards for determining whether a county or department  
22 building inspection program is economically impaired in its ability to rea-  
23 sonably continue providing the program throughout a county, if another  
24 municipality is allowed to provide a building inspection program within the  
25 same county; and

26 “(h) Enforcing the requirements of this section.

27 “[~~(12)~~] **(13)** The department may assume administration and enforcement  
28 of a building inspection program:

29 “(a) During the pendency of activities under ORS 455.770;

30 “(b) If a municipality abandons or is no longer able to administer the

1 building inspection program; and

2 “(c) If a municipality fails to substantially comply with any provision of  
3 this section or of ORS 455.465, 455.467 and 455.469.

4 “[~~(13)~~] (14) If the department assumes the administration and enforcement  
5 of a building inspection program under this section, in addition to any other  
6 power granted to the director, the director may:

7 “(a) Enter into agreements with local governments under ORS 455.185  
8 regarding the administration and enforcement of the assumed building in-  
9 spection program;

10 “(b) Take action as described in ORS 455.192 to ensure that sufficient staff  
11 and other resources are available for the administration and enforcement of  
12 the assumed building inspection program; and

13 “(c) Charge fees described in ORS 455.195 for department services pro-  
14 vided in administering and enforcing the assumed building inspection pro-  
15 gram.

16 “[~~(14)~~] (15) A municipality that abandons or otherwise ceases to adminis-  
17 ter and enforce a building inspection program that the municipality assumed  
18 under this section may not resume the administration or enforcement of the  
19 program for at least two years. The municipality may resume the adminis-  
20 tration and enforcement of the abandoned program only on July 1 of an  
21 odd-numbered year. Prior to resuming the administration and enforcement  
22 of the program, the municipality must follow the notification procedure set  
23 forth in subsection (7) of this section.

24 “**SECTION 10.** ORS 455.150 is amended to read:

25 “455.150. (1) Except as provided in subsection [~~(15)~~] (16) of this section,  
26 a municipality that assumes the administration and enforcement of a build-  
27 ing inspection program prior to January 1, 2002, may administer and enforce  
28 all or part of a building inspection program. A building inspection program:

29 “(a) Is a program that includes the following:

30 “(A) The state building code, as defined in ORS 455.010, except as set



1 forth in paragraph (b) of this subsection.

2 “(B) Manufactured structure installation requirements under ORS 446.155,  
3 446.185 (1) and 446.230.

4 “(C) Manufactured dwelling parks and mobile home parks under ORS  
5 chapter 446.

6 “(D) Park and camp programs regulated under ORS 455.680.

7 “(E) Tourist facilities regulated under ORS 446.310 to 446.350.

8 “(F) Manufactured dwelling alterations regulated under ORS 446.155.

9 “(G) Manufactured structure accessory buildings and structures under  
10 ORS 446.253.

11 “(H) Boilers and pressure vessels described in rules adopted under ORS  
12 480.525 (5).

13 “(b) Is not a program that includes:

14 “(A) Boiler and pressure vessel programs under ORS 480.510 to 480.670  
15 except those described in rules adopted under ORS 480.525 (5);

16 “(B) Elevator programs under ORS 460.005 to 460.175;

17 “(C) Amusement ride regulation under ORS 460.310 to 460.370;

18 “(D) Prefabricated structure regulation under ORS chapter 455;

19 “(E) Manufacture of manufactured structures programs under ORS 446.155  
20 to 446.285, including the administration and enforcement of federal manu-  
21 factured dwelling construction and safety standards adopted under ORS  
22 446.155 or the National Manufactured Housing Construction and Safety  
23 Standards Act of 1974;

24 “(F) Licensing and certification, or the adoption of statewide codes and  
25 standards, under ORS chapter 446, 447, 455, 479 or 693; and

26 “(G) Review of plans and specifications as provided in ORS 455.685.

27 “(2) A municipality that administers a building inspection program as  
28 allowed under this section shall do so for periods of four years. The De-  
29 partment of Consumer and Business Services shall adopt rules to adjust time  
30 periods for administration of a building inspection program to allow for

1 variations in the needs of the department and participants.

2 “(3)(a) When a municipality administers a building inspection program,  
3 the governing body of the municipality shall[, *unless other means are already*  
4 *provided, appoint a person to administer and enforce the building inspection*  
5 *program or parts thereof, who shall be known as the building official. A*  
6 *building official shall, in the municipality for which appointed, attend to all*  
7 *aspects of code enforcement, including the issuance of all building permits.*  
8 *Two or more municipalities may combine in the appointment of a single*  
9 *building official for the purpose of administering a building inspection pro-*  
10 *gram within their communities.] **arrange for the services of a municipal***  
11 **building official for the municipality. The municipality shall also ar-**  
12 **range for the services of a head building inspector for the munici-**  
13 **pality, who may also be the building official. The head building**  
14 **inspector must be an employee of the municipality or be employed**  
15 **under an intergovernmental agreement or by an association of**  
16 **municipalities to provide services to the municipality. The head**  
17 **building inspector must hold the highest level of certification issued**  
18 **by the department under ORS 455.715 to 455.740 for conducting in-**  
19 **spections for compliance with the structural specialty code.**

20 “(b) Except as provided in this subsection, the municipal building  
21 official shall be responsible for ensuring the adequate and proper ad-  
22 ministration and enforcement of building inspection program activ-  
23 ities, including but not limited to the issuance of building permits,  
24 whether the program activities are carried out by employees of the  
25 municipality or by other persons authorized to act on behalf of the  
26 municipality. The head building inspector shall provide supervision  
27 for, and be actively involved in, the aspects of the program involving  
28 inspections for routine enforcement of the specialty codes under the  
29 program.

30 “(4)(a) By January 1 of the year preceding the expiration of the four-year

1 period described in subsection (2) of this section, the governing body of the  
2 municipality shall notify the Director of the Department of Consumer and  
3 Business Services and, if not a county, notify the county whether the  
4 municipality will continue to administer the building inspection program, or  
5 parts thereof, after expiration of the four-year period. If parts of a building  
6 inspection program are to be administered and enforced by a municipality,  
7 the parts shall correspond to a classification designated by the director as  
8 reasonable divisions of work.

9 “(b) Notwithstanding the January 1 date set forth in paragraph (a) of this  
10 subsection, the director and the municipality and, if the municipality is not  
11 a county, the county may by agreement extend that date to no later than  
12 March 1.

13 “(5) If a city does not notify the director, or notifies the director that it  
14 will not administer certain specialty codes or parts thereof under the build-  
15 ing inspection program, the county or counties in which the city is located  
16 shall administer and enforce those codes or parts thereof within the city in  
17 the same manner as it administers and enforces them outside the city, except  
18 as provided by subsection (6) of this section.

19 “(6) If a county does not notify the director, or notifies the director that  
20 it will not administer and enforce certain specialty codes or parts thereof  
21 under the building inspection program, the director shall contract with a  
22 municipality or other person or use such state employees or state agencies  
23 as are necessary to administer and enforce those codes or parts thereof, and  
24 permit or other fees arising therefrom shall be paid into the Consumer and  
25 Business Services Fund created by ORS 705.145 and credited to the account  
26 responsible for paying such expenses. A state employee may not be displaced  
27 as a result of using contract personnel.

28 “(7) If a municipality administering a building inspection program under  
29 this section seeks to administer additional parts of a program, the munici-  
30 pality must comply with ORS 455.148, including the requirement that the

1 municipality administer and enforce all aspects of the building inspection  
2 program. Thereafter, the municipality is subject to ORS 455.148 and ceases  
3 to be subject to this section.

4 “(8) The department shall adopt rules to require the governing body of  
5 each municipality to submit a written plan with the notice required under  
6 subsection (4) of this section. If the department is the governing body, the  
7 department shall have a plan on file. The plan shall specify how cooperation  
8 with the State Fire Marshal or a designee of the State Fire Marshal will be  
9 achieved and how a uniform fire code will be considered in the review pro-  
10 cess of the design and construction phases of buildings or structures.

11 **“(9) A municipal inspector who performs routine enforcement ser-**  
12 **vices under actual or apparent authority as an agent on behalf of the**  
13 **municipality shall, subject to the approval of the head building in-**  
14 **pector, establish the resources used or needed for the inspector to**  
15 **perform the enforcement services and establish the method by which**  
16 **the enforcement services are to be performed.**

17 “[9] (10) A municipality that administers a code for which persons or  
18 businesses are authorized under ORS 455.457 to perform activities shall rec-  
19 ognize and accept those activities as if performed by the municipality. A  
20 municipality is not required to accept an inspection, a plan or a plan review  
21 that does not meet the requirements of the state building code.

22 “[10] (11) The department or a municipality that accepts an inspection  
23 or plan review as required by this section by a person licensed under ORS  
24 455.457 has no responsibility or liability for the activities of the licensee.

25 “[11] (12) In addition to the requirements of ORS 455.100 and 455.110,  
26 the director shall regulate building inspection programs of municipalities  
27 assumed prior to January 1, 2002. Regulation under this subsection shall  
28 include but not be limited to:

29 “(a) Creating building inspection program application and amendment  
30 requirements and procedures;

1 “(b) Granting or denying applications for building inspection program  
2 authority and amendments;

3 “(c) Reviewing procedures and program operations of municipalities;

4 “(d) Creating standards for efficient, effective, timely and acceptable  
5 building inspection programs;

6 “(e) Creating standards for justifying increases in building inspection  
7 program fees adopted by a municipality;

8 “(f) Creating standards for determining whether a county or department  
9 building inspection program is economically impaired in its ability to rea-  
10 sonably continue providing the program or part of the program throughout  
11 a county, if another municipality is allowed to provide a building inspection  
12 program or part of a program within the same county; and

13 “(g) Enforcing the requirements of this section.

14 “[~~(12)~~] **(13)** The department may assume administration and enforcement  
15 of a building inspection program:

16 “(a) During the pendency of activities under ORS 455.770;

17 “(b) If a municipality abandons any part of the building inspection pro-  
18 gram or is no longer able to administer the building inspection program; and

19 “(c) If a municipality fails to substantially comply with any provision of  
20 this section or of ORS 455.465, 455.467 and 455.469.

21 “[~~(13)~~] **(14)** If the department assumes the administration and enforcement  
22 of a building inspection program under this section, in addition to any other  
23 power granted to the director, the director may:

24 “(a) Enter into agreements with local governments under ORS 455.185  
25 regarding the administration and enforcement of the assumed building in-  
26 spection program;

27 “(b) Take action as described in ORS 455.192 to ensure that sufficient staff  
28 and other resources are available for the administration and enforcement of  
29 the assumed building inspection program; and

30 “(c) Charge fees described in ORS 455.195 for department services pro-

1 vided in administering and enforcing the assumed building inspection pro-  
2 gram.

3 “[~~(14)~~] (15) If a municipality abandons or otherwise ceases to administer  
4 all or part of a building inspection program described in this section, the  
5 municipality may not resume the administration and enforcement of the  
6 abandoned program or part of a program for at least two years. The  
7 municipality may resume the administration and enforcement of the aban-  
8 doned program or part of a program only on July 1 of an odd-numbered year.  
9 To resume the administration and enforcement of the abandoned program or  
10 part of a program, the municipality must comply with ORS 455.148, including  
11 the requirement that the municipality administer and enforce all aspects of  
12 the building inspection program. Thereafter, the municipality is subject to  
13 ORS 455.148 and ceases to be subject to this section.

14 “[~~(15)~~] (16) A municipality that administers and enforces a building in-  
15 spection program under this section shall include in the program the in-  
16 spection of boilers and pressure vessels described in subsection (1)(a)(H) of  
17 this section.

18  
19 **“CONFORMING AMENDMENTS**

20  
21 **“SECTION 11.** ORS 215.236 is amended to read:

22 “215.236. (1) As used in this section, ‘dwelling’ means a single-family res-  
23 idential dwelling not provided in conjunction with farm use.

24 “(2) The governing body or its designee may not grant final approval of  
25 an application made under ORS 215.213 (3) or 215.284 (1), (2), (3), (4) or (7)  
26 for the establishment of a dwelling on a lot or parcel in an exclusive farm  
27 use zone that is, or has been, receiving special assessment without evidence  
28 that the lot or parcel upon which the dwelling is proposed has been dis-  
29 qualified for special assessment at value for farm use under ORS 308A.050  
30 to 308A.128 or other special assessment under ORS 308A.315, 321.257 to

1 321.390, 321.700 to 321.754 or 321.805 to 321.855 and any additional tax im-  
2 posed as the result of disqualification has been paid.

3 “(3) The governing body or its designee may grant tentative approval of  
4 an application made under ORS 215.213 (3) or 215.284 (1), (2), (3), (4) or (7)  
5 for the establishment of a dwelling on a lot or parcel in an exclusive farm  
6 use zone that is specially assessed at value for farm use under ORS 308A.050  
7 to 308A.128 upon making the findings required by ORS 215.213 (3) or 215.284  
8 (1), (2), (3), (4) or (7). An application for the establishment of a dwelling that  
9 has been tentatively approved shall be given final approval by the governing  
10 body or its designee upon receipt of evidence that the lot or parcel upon  
11 which establishment of the dwelling is proposed has been disqualified for  
12 special assessment at value for farm use under ORS 308A.050 to 308A.128 or  
13 other special assessment under ORS 308A.315, 321.257 to 321.390, 321.700 to  
14 321.754 or 321.805 to 321.855 and any additional tax imposed as the result of  
15 disqualification has been paid.

16 “(4) The owner of a lot or parcel upon which the establishment of a  
17 dwelling has been tentatively approved as provided by subsection (3) of this  
18 section shall, before final approval, simultaneously:

19 “(a) Notify the county assessor that the lot or parcel is no longer being  
20 used as farmland or for other specially assessed uses described in subsection  
21 (2) or (3) of this section;

22 “(b) Request that the county assessor disqualify the lot or parcel from  
23 special assessment under ORS 308A.050 to 308A.128, 308A.315, 321.257 to  
24 321.390, 321.700 to 321.754 or 321.805 to 321.855; and

25 “(c) Pay any additional tax imposed upon disqualification from special  
26 assessment.

27 “(5) Except as provided in subsection (6) of this section, a lot or parcel  
28 that has been disqualified pursuant to subsection (4) of this section may not  
29 requalify for special assessment unless, when combined with another contig-  
30 uous lot or parcel, it constitutes a qualifying parcel.

1 “(6)(a) A lot or parcel that has been disqualified pursuant to subsection  
2 (4) of this section may requalify for wildlife habitat special assessment under  
3 ORS 308A.403 to 308A.430 or conservation easement special assessment under  
4 ORS 308A.450 to 308A.465 without satisfying the requirements of subsection  
5 (5) of this section.

6 “(b) Upon disqualification from wildlife habitat special assessment under  
7 ORS 308A.430 or disqualification from conservation easement special assess-  
8 ment under ORS 308A.465, the lot or parcel shall be subject to the require-  
9 ments of subsection (5) of this section.

10 “(7) When the owner of a lot or parcel upon which the establishment of  
11 a dwelling has been tentatively approved notifies the county assessor that  
12 the lot or parcel is no longer being used as farmland and requests disquali-  
13 fication of the lot or parcel for special assessment at value for farm use, the  
14 county assessor shall:

15 “(a) Disqualify the lot or parcel for special assessment at value for farm  
16 use under ORS 308A.050 to 308A.128 or other special assessment by removing  
17 the special assessment;

18 “(b) Provide the owner of the lot or parcel with written notice of the  
19 disqualification; and

20 “(c) Impose the additional tax, if any, provided by statute upon disquali-  
21 fication.

22 “(8) The Department of Consumer and Business Services, a **municipal**  
23 building official, as defined in ORS [455.715 (1)] **455.010**, or any other agency  
24 or official responsible for the administration and enforcement of the state  
25 building code, as defined in ORS 455.010, may not issue a building permit for  
26 the construction of a dwelling on a lot or parcel in an exclusive farm use  
27 zone without evidence that the owner of the lot or parcel upon which the  
28 dwelling is proposed to be constructed has paid the additional tax, if any,  
29 imposed by the county assessor under subsection (7)(c) of this section.

30 **“SECTION 12.** ORS 446.250 is amended to read:



1 “446.250. The Director of the Department of Consumer and Business Ser-  
2 vices shall cause inspections to be made, approve plans and specifications,  
3 provide technical services and issue permits for alteration of manufactured  
4 dwellings and installation of manufactured dwellings and manufactured  
5 structure accessory buildings and structures on a lot. The director shall ap-  
6 point or contract with municipalities that request such appointment or con-  
7 tract for inspection and issuance of permits for alteration of manufactured  
8 dwellings and installation of manufactured dwellings and manufactured  
9 structure accessory buildings and structures and alterations of installations  
10 of plumbing, heating, illuminating, cooking or electrical equipment, provided  
11 the [*municipality employs as local*] **municipal** inspectors **are** qualified per-  
12 sons who have been certified by the director for inspection and issuance of  
13 permits for alteration of manufactured dwellings and installation of manu-  
14 factured dwellings and manufactured structure accessory buildings and  
15 structures, pursuant to ORS 446.003, 446.111, 446.155, 446.160, 446.176, 446.225  
16 to 446.285 and 446.990. However, the certification standards under this sec-  
17 tion shall relate to the inspections to be performed and shall not be more  
18 stringent for municipal inspectors than those applying to state inspectors.

19 **“SECTION 13.** ORS 446.255 is amended to read:

20 “446.255. (1) After written notice and hearing as provided in subsection  
21 (2) of this section, the Director of the Department of Consumer and Business  
22 Services may revoke the certification of a [*local*] **municipal** inspector certi-  
23 fied under ORS 446.250, or the authority of a [*local government*] **muni-**  
24 **city** to enforce provisions of ORS 446.003, 446.111, 446.160, 446.176, 446.225  
25 to 446.285 and 446.990, when it appears by competent evidence that the in-  
26 spector or [*local government*] **municipality** has consistently failed to act in  
27 the public interest in the enforcement of the provisions of ORS 446.003,  
28 446.111, 446.160, 446.176, 446.225 to 446.285 and 446.990.

29 “(2) Any proceedings under subsection (1) of this section shall be con-  
30 ducted pursuant to the provisions of ORS 183.415 to 183.430, 183.440 to

1 183.460, 183.470 to 183.485 and 183.490 to 183.540, dealing with contested  
2 cases.

3 **“SECTION 14.** ORS 447.091 is amended to read:

4 “447.091. The Department of Consumer and Business Services or local  
5 government administering the plumbing specialty code adopted under ORS  
6 447.020 (2) may, upon request of any sanitary district formed pursuant to  
7 ORS 450.005 to 450.245, sanitary authority established under ORS 450.600 to  
8 450.989, or county service district established under ORS 451.410 to 451.610,  
9 contract for *[the]* **district** inspection of building sewers constructed to con-  
10 nect a district sewage system if inspectors *[employed by such]* **for the** district  
11 are certified for sewer inspections under ORS 455.715 to 455.740.

12 **“SECTION 15.** ORS 450.837 is amended to read:

13 “450.837. (1) Water authorities and sanitary authorities are municipalities  
14 for the purposes of administering and enforcing the plumbing code as pro-  
15 vided under ORS 455.150.

16 “(2) However, notwithstanding ORS 455.150 (3), a **municipal** building of-  
17 ficial *[appointed by]* **providing services to** a water authority or sanitary  
18 authority, or *[an]* **a municipal** inspector acting under the authority and di-  
19 rection of such a building official, shall *[administer and enforce only that*  
20 *portion]* **carry out administration and enforcement activities only for**  
21 **that part** of the plumbing code governing the installation and maintenance  
22 of connections between structures and the mains and sewers of the authority.

23 “(3) Nothing in this section authorizes a building official or inspector  
24 *[of]* **for** a water authority or sanitary authority to administer or enforce all  
25 or part of any specialty code except the plumbing code.

26 “(4) A water authority or sanitary authority shall notify the Director of  
27 the Department of Consumer and Business Services not later than May 1 of  
28 each year as to whether the authority will or will not exercise the code  
29 enforcement power granted by this section.

30 **“SECTION 16.** ORS 455.042 is amended to read:

1 “455.042. The Director of the Department of Consumer and Business Ser-  
2 vices shall establish regions for all areas of the state to carry out the uni-  
3 form administration of the state building code. The director shall assign  
4 Department of Consumer and Business Services employees for the regions  
5 as necessary to:

6 “(1) Promote consistent interpretation of the state building code;

7 “(2) Resolve disputes between [local] **municipal** building officials and  
8 contractors or developers regarding the application of one or more provisions  
9 of the state building code; and

10 “(3) Provide oversight and enforcement of ORS 446.003 to 446.200, 446.225  
11 to 446.285, 446.395 to 446.420, 479.510 to 479.945, 479.950, 479.995 and 480.510  
12 to 480.670 and ORS chapters 447, 455, 460 and 693 and the rules adopted un-  
13 der those statutes.

14 “**SECTION 17.** ORS 455.046 is amended to read:

15 “455.046. (1) The Department of Consumer and Business Services shall:

16 “(a) Develop and administer an installation label program for minor in-  
17 stallations under the state building code, including but not limited to elec-  
18 trical installations under ORS 455.627, 479.540 and 479.570 and plumbing  
19 installations under ORS 447.076;

20 “(b) Develop standard application forms and procedures for use by  
21 municipalities in Clackamas, Multnomah and Washington Counties when is-  
22 suing structural, mechanical, electrical, plumbing and other permits when  
23 those permits do not require a review of building plans;

24 “(c) Develop standard application forms and procedures for issuing build-  
25 ing permits and recording inspections;

26 “(d) Develop standard forms and procedures for reviewing building plans;

27 “(e) Establish standardized criteria and methodology for determining fee  
28 amounts for permits that are required under the state building code estab-  
29 lished under ORS 455.030;

30 “(f) Maintain and make available to the public the names of persons cer-

1 tified to review building plans;

2 “(g) Maintain and make available to the public the names of persons  
3 certified to perform technical inspections; and

4 “(h) Administer prepaid building permit cost accounts.

5 “(2) The department may use the resources of the Tri-County Building  
6 Industry Service Center to:

7 “(a) Assist [*local*] **municipal** building officials in the administration and  
8 enforcement of the state building code; and

9 “(b) Establish a process to facilitate the consistent application of the  
10 state building code throughout the state.

11 **“SECTION 18.** ORS 455.062 is amended to read:

12 “455.062. (1) A Department of Consumer and Business Services employee  
13 acting within the scope of that employment may provide typical plans and  
14 specifications:

15 “(a) For structures of a type for which the provision of plans or specifi-  
16 cations is exempted under ORS 671.030 from the application of ORS 671.010  
17 to 671.220 and exempted under ORS 672.060 from the application of ORS  
18 672.002 to 672.325; and

19 “(b) Notwithstanding ORS 671.010 to 671.220 and 672.002 to 672.325, for  
20 structures that are metal or wood frame Use and Occupancy Classification  
21 Group U structures under the structural specialty code.

22 “(2) A **municipal** building official [*or inspector, as those terms are defined*  
23 *in ORS 455.715, when*], **if** acting within the scope of direct employment by  
24 a municipality, may provide typical plans and specifications for structures  
25 of a type for which the provision of plans or specifications is exempted under  
26 ORS 671.030 from the application of ORS 671.010 to 671.220 and exempted  
27 under ORS 672.060 from the application of ORS 672.002 to 672.325.

28 “(3) This section does not alter any applicable requirement under ORS  
29 671.010 to 671.220 or 672.002 to 672.325 regarding stamps and seals for a set  
30 of plans for a structure.

1        **“SECTION 19.** ORS 455.070 is amended to read:

2        “455.070. (1) Any person may report a suspected violation of the state  
3 building code that poses an imminent threat to public health or safety to the  
4 local **municipal** building official or, where the code is state-administered,  
5 to the Department of Consumer and Business Services. The complaint shall  
6 be in writing and submitted under rules adopted by the department. The  
7 rules of the department shall provide for the disposition of frivolous or har-  
8 assing complaints by requiring detailed descriptions of the alleged violation  
9 and reference to the code sections allegedly violated.

10       “(2) The municipality or the department shall give notice of the complaint  
11 to the contractor, building owner and subcontractor, if any, involved in the  
12 project alleged to be in violation. The municipality or the department may  
13 charge the complainant for the necessary costs of supplying, copying and  
14 distributing the complaint form.

15       “(3) If, after five working days, no remedial action has taken place, the  
16 complainant has standing to appeal the matter to the appeals board of the  
17 municipality, where one is established, or directly to the appropriate advi-  
18 sory board where there is no local appeals board. The municipal appeals  
19 board or state advisory board shall reach a final decision within 14 days of  
20 the complainant’s appeal. A municipal appeals board decision shall then be  
21 subject to appeal to a state advisory board under ORS 455.690, provided that  
22 the state advisory board shall reach a final determination within 14 days of  
23 notice of an appeal. A record of the written complaint and the findings of  
24 the appeals and advisory boards may be introduced into evidence in any ju-  
25 dicial proceeding for damages brought against the complainant by any person  
26 suffering damages as a result of the complaint.

27        **“SECTION 20.** ORS 455.080 is amended to read:

28        “455.080. Notwithstanding ORS 455.630 (2), any inspector, including a  
29 specialty code inspector licensed under ORS 455.457, authorized by ORS  
30 **455.148**, 455.150 or 455.153 to determine compliance with the requirements

1 of the state building code or any specialty code under this chapter may, in  
2 accordance with a compliance program as described in ORS 455.153 (2), re-  
3 quire any person who is engaged in any activity regulated by the state  
4 building code to demonstrate proof of compliance with the applicable li-  
5 censing, registration or certification requirements of ORS chapters 446, 447,  
6 455, 460, 479, 480, 693 and 701.

7 **SECTION 21.** ORS 455.200 is amended to read:

8 “455.200. The Director of the Department of Consumer and Business Ser-  
9 vices:

10 “(1) May adopt rules, establish policies and procedures and take other  
11 actions the director considers reasonable or expedient for carrying out  
12 agreements under ORS 455.148 [(13)] (14), 455.150 [(13)] (14) or 455.185 and  
13 any duties, functions and powers of the director or the Department of Con-  
14 sumer and Business Services under ORS 455.148 [(13)] (14), 455.150 [(13)] (14)  
15 or 455.185 to 455.198;

16 “(2) Shall consult at least annually with appropriate advisory boards re-  
17 garding any agreements under ORS 455.185 or actions taken by the director  
18 under ORS 455.148 [(13)] (14), 455.150 [(13)] (14) or 455.185 to 455.198; and

19 “(3) Shall report annually to the Legislative Assembly as provided under  
20 ORS 192.230 to 192.250 regarding any department activities under ORS  
21 455.148 [(13)] (14), 455.150 [(13)] (14) or 455.185 to 455.198. The report shall  
22 include, but not be limited to, information regarding any projected need for  
23 an increase in department resources required for carrying out the adminis-  
24 tration and enforcement of building inspection programs under ORS 455.148  
25 [(13)] (14), 455.150 [(13)] (14) or 455.185 to 455.198.

26 **SECTION 22.** ORS 455.210 is amended to read:

27 “455.210. (1) Fees shall be prescribed as required by ORS 455.020 for plan  
28 review and permits issued by the Department of Consumer and Business  
29 Services for the construction, reconstruction, alteration and repair of pre-  
30 fabricated structures and of buildings and other structures and the installa-

1 tion of mechanical heating and ventilating devices and equipment. The fees  
2 may not exceed 130 percent of the fee schedule printed in the ‘Uniform  
3 Building Code,’ 1979 Edition, and in the ‘Uniform Mechanical Code,’ 1979  
4 Edition, both published by the International Conference of Building Officials.  
5 Fees are not effective until approved by the Oregon Department of Admin-  
6 istrative Services.

7 “(2) Notwithstanding subsection (1) of this section, the maximum fee the  
8 Director of the Department of Consumer and Business Services may prescribe  
9 for a limited plan review for fire and life safety as required under ORS  
10 479.155 shall be 40 percent of the prescribed permit fee.

11 “(3)(a) A municipality may adopt by ordinance or regulation such fees as  
12 may be necessary and reasonable to provide for the administration and  
13 enforcement of any specialty code or codes for which the municipality has  
14 assumed responsibility under ORS 455.148 or 455.150. A municipality shall  
15 give the director notice of the proposed adoption of a new or increased fee  
16 under this subsection. The municipality shall give the notice to the director  
17 at the time the municipality provides the opportunity for public comment  
18 under ORS 294.160 regarding the fee or, if the proposed fee is contained in  
19 an estimate of municipal budget resources, at the time notice of the last  
20 budget meeting is published under ORS 294.426.

21 “(b) Ten or more persons or an association with 10 or more members may  
22 appeal the adoption of a fee described in this subsection to the Director of  
23 the Department of Consumer and Business Services. The persons or associ-  
24 ation must file the appeal no later than 60 days after the director receives  
25 notice of the proposed adoption of the fee from the municipality under par-  
26 agraph (a) of this subsection. However, if the municipality failed to give  
27 notice to the director, an appeal may be filed with the director within one  
28 year after adoption of the new or increased fee. Upon receiving a timely  
29 appeal, the director shall, after notice to affected parties and hearing, review  
30 the municipality’s fee adoption process and the costs of administering and

1 enforcing the specialty code or codes referred to in paragraph (a) of this  
2 subsection. The director shall approve the fee if the director feels the fee is  
3 necessary and reasonable. If the director does not approve the fee upon ap-  
4 peal, the fee is not effective. The appeal process provided in this paragraph  
5 does not apply to fees that have been submitted for a vote and approved by  
6 a majority of the electors voting on the question.

7 “(c) Fees collected by a municipality under this subsection shall be used  
8 for the administration and enforcement of a building inspection program for  
9 which the municipality has assumed responsibility under ORS 455.148 or  
10 455.150.

11 “(d) For purposes of paragraph (b) of this subsection, in determining  
12 whether a fee is reasonable the director shall consider whether:

13 “(A) The fee is the same amount as or closely approximates the amount  
14 of the fee charged by other municipalities of a similar size and geographic  
15 location for the same level of service;

16 “(B) The fee is calculated with the same or a similar calculation method  
17 as the fee charged by other municipalities for the same service;

18 “(C) The fee is the same type as the fee charged by other municipalities  
19 for the same level of service; and

20 “(D) The municipality, in adopting the fee, complied with ORS 294.160,  
21 294.361 and 294.426 and this section and standards adopted by the director  
22 under ORS 455.148 [(11)] **(12)** or 455.150 [(11)] **(12)**.

23 “(4) Notwithstanding any other provision of this chapter:

24 “(a) For the purpose of partially defraying state administrative costs,  
25 there is imposed a surcharge in the amount of four percent of the total per-  
26 mit fees or, if the applicant chooses to pay an hourly rate instead of pur-  
27 chasing a permit, four percent of the total hourly charges collected.

28 “(b) For the purpose of partially defraying state inspection costs, there  
29 is imposed a surcharge in the amount of two percent of the total permit fees  
30 or, if the applicant chooses to pay an hourly rate instead of purchasing a



1 permit, two percent of the total hourly charges collected.

2 “(c) For the purpose of defraying the cost of administering and enforcing  
3 the state building code, there is imposed a surcharge on permit fees and on  
4 hourly charges collected instead of permit fees. The surcharge may not ex-  
5 ceed one percent of the total permit fees or, if the applicant chooses to pay  
6 an hourly rate instead of purchasing a permit, one percent of the total hourly  
7 charges collected.

8 “(d) For the purpose of defraying the cost of developing and administering  
9 the electronic building codes information system described in ORS 455.095  
10 and 455.097, there is imposed a surcharge in the amount of four percent on  
11 permit fees, or if the applicant chooses to pay an hourly rate instead of  
12 purchasing a permit, four percent of the total hourly charges collected.

13 “(5) Municipalities shall collect and remit surcharges imposed under  
14 subsection (4) of this section to the director as provided in ORS 455.220.

15 “(6) The director shall adopt administrative rules to allow reduced fees  
16 for review of plans that have been previously reviewed.

17 **“SECTION 23.** ORS 455.450 is amended to read:

18 “455.450. A person may not:

19 “(1) Violate, or procure or assist in the violation of, any final order of the  
20 Director of the Department of Consumer and Business Services, an advisory  
21 board, a state administrative officer or any local appeals board, a building  
22 official or **an** inspector, concerning the application of the state building code  
23 in a particular case or concerning a license, certificate, registration or other  
24 authorization.

25 “(2) Engage in, or procure or assist any other person to engage in, any  
26 conduct or activity for which a permit, label, license, certificate, registration  
27 or other formal authorization is required by any specialty code, any pro-  
28 vision of ORS 446.003 to 446.200, 446.225 to 446.285, 446.395 to 446.420, 446.566  
29 to 446.646, 446.666 to 446.746, 479.510 to 479.945, 479.950 and 480.510 to 480.670,  
30 this chapter or ORS chapter 447, 460 or 693, or any rule adopted or order

1 issued for the administration and enforcement of those provisions, without  
2 first having obtained such permit, label, license, certificate, registration or  
3 other formal authorization.

4 “(3) Violate, or procure or assist in the violation of, any standard, spec-  
5 ification, requirement, prohibition or other technical provision set forth in  
6 the state building code or an applicable local building code or in any rule  
7 or order of the Department of Consumer and Business Services, an advisory  
8 board, a [local] **municipal** governing body or [local] **municipal** building of-  
9 ficial.

10 **“SECTION 24.** ORS 455.485 is amended to read:

11 “455.485. (1) When adopting the state building code, the Director of the  
12 Department of Consumer and Business Services shall give special consider-  
13 ation to the unique needs of construction in rural or remote parts of this  
14 state.

15 “(2) Notwithstanding any description of State Fire Marshal duties in ORS  
16 476.030, 476.033, 476.035, 476.150 or 476.155, the Director of the Department  
17 of Consumer and Business Services or a [local] **municipal** building official  
18 administering a building inspection program under ORS 455.148 or 455.150  
19 may determine whether the structure as set forth in the plans and specifi-  
20 cations or as constructed meets the standards of the state building code, in-  
21 cluding but not limited to fire and life safety standards. The State Fire  
22 Marshal, or a local fire official for a governmental subdivision exempted  
23 from State Fire Marshal regulations as described under ORS 476.030, may  
24 provide advice to building officials, inspectors or Department of Consumer  
25 and Business Services employees concerning state building code standards.  
26 A [local] **municipal** building official or department employee shall give  
27 consideration to advice of the State Fire Marshal or local fire official that  
28 does not conflict with the state building code, but shall retain the authority  
29 to make final decisions regarding the code.

30 **“SECTION 25.** ORS 455.685 is amended to read:

1 “455.685. The Director of the Department of Consumer and Business Ser-  
2 vices may, upon an application setting forth a set of plans and specifications  
3 that will be utilized in one or more municipalities to acquire building per-  
4 mits, review and approve the application for the construction or erection of  
5 any building or structure if such set of plans meets the requirements of the  
6 state building code. All costs incurred by the director by virtue of the ex-  
7 amination of such a set of plans and specifications shall be paid by the ap-  
8 plicant. The plans and specifications or any plans and specifications required  
9 to be submitted to a state agency shall be submitted to the director who shall  
10 examine the instruments and if necessary distribute them to the appropriate  
11 state agencies for scrutiny regarding adequacy as to fire safety, life safety  
12 and all other appropriate features. The state agencies shall examine and  
13 promptly return the plans and specifications together with their certified  
14 statement as to the adequacy of the instruments regarding that agency’s area  
15 of concern. The applicant shall submit the plans and specifications to a [*local*  
16 *building official*] **municipality** prior to application for a building permit.  
17 The [*local*] **municipal** building official shall [*review*] **cause the plan to be**  
18 **reviewed** for those features required by local ordinance or by any site-  
19 specific, geographic, geologic or climatic code requirements. A [*local building*  
20 *official*] **municipality** shall issue a building permit upon application and  
21 presentation to the [*local building official*] **municipality** of such a set of  
22 plans and specifications bearing the approval of the director if the require-  
23 ments of all other local ordinances are satisfied. The director or [*local*]  
24 **municipal** building official may assess such fees as necessary to recover the  
25 reasonable costs incurred to ensure the compliance of the plans and specifi-  
26 cations with the state building code.

27 **“SECTION 26.** ORS 455.800 is amended to read:

28 “455.800. As used in ORS 455.800 to 455.820:

29 “(1) ‘Building official’ means a person who is a **municipal** building offi-  
30 cial as defined in ORS [*455.715*] **455.010** or a Department of Consumer and

1 Business Services employee charged with enforcement or administration of  
2 the state building code.

3 “(2) ‘Building trade committee’ means a group composed of experienced  
4 and knowledgeable local general contractors or other persons having sub-  
5 stantial expertise in various aspects of one and two family dwelling con-  
6 struction under the Low-Rise Residential Dwelling Code.

7 “(3) ‘General contractor’ has the meaning given that term in ORS 701.005.

8 “(4) ‘Master builder’ means a person certified under ORS 455.810.

9 “(5) ‘Qualified construction company’ means a company that has been:

10 “(a) Continuously licensed by the Construction Contractors Board during  
11 the preceding 60 months as a general contractor; or

12 “(b) Continuously licensed by the Construction Contractors Board during  
13 at least the preceding 24 months as a general contractor and by one or more  
14 other states during the balance of the preceding 60 months in an occupation  
15 equivalent to that of a general contractor.

16 “(6) ‘Regular employee’ means a person who:

17 “(a) Is continuously employed by, and on the regular payroll of, a quali-  
18 fied construction company;

19 “(b) Has filed a withholding exemption certificate pursuant to ORS  
20 316.182 for work performed for the qualified construction company; and

21 “(c) Is available during working hours to supervise on-site dwelling con-  
22 struction, including but not limited to supervising the installation of:

23 “(A) Drywall;

24 “(B) Electrical systems;

25 “(C) Footings;

26 “(D) Foundations;

27 “(E) Framing;

28 “(F) Insulation;

29 “(G) Mechanical systems;

30 “(H) Plumbing systems; and

1 “(I) Stairs.

2 “(7) ‘Whole dwelling remodel’ means a project that includes the installa-  
3 tion in an existing dwelling of all of the following:

4 “(a) Drywall;

5 “(b) Electrical systems;

6 “(c) Footings;

7 “(d) Foundations;

8 “(e) Framing;

9 “(f) Insulation;

10 “(g) Mechanical systems; and

11 “(h) Plumbing systems.

12 “**SECTION 27.** ORS 479.530 is amended to read:

13 “479.530. As used in ORS 479.510 to 479.945 and 479.995, unless the context  
14 requires otherwise:

15 “(1) ‘Approved testing laboratory’ means a testing laboratory that meets  
16 criteria for electrical product evaluation established by the Director of the  
17 Department of Consumer and Business Services with the approval of the  
18 Electrical and Elevator Board under ORS 479.730.

19 “(2) ‘Board’ means the Electrical and Elevator Board established under  
20 ORS 455.138.

21 “(3) ‘Certified electrical product’ means an electrical product that is cer-  
22 tified under ORS 479.760 and that is not decertified.

23 “(4) ‘Competent inspection service’ means an electrical inspection service  
24 [*of a city or county*] administered **by a municipality** under ORS 455.148 or  
25 455.150 that [*employs*] **provides services through** electrical inspectors who  
26 are certified to meet standards under ORS 479.810.

27 “(5) ‘Commercial electrical air conditioning equipment’ means heating,  
28 cooling, refrigeration, dehumidifying, humidifying and filtering equipment  
29 used for climatizing or moving of air if used in commerce, industry or gov-  
30 ernment and if installed in a place not accessible to the general public other

1 than the switches regulating the operation of the equipment.

2 “(6) ‘Demarcation point’ means the place of interconnection between the  
3 communications cabling, terminal equipment or protective apparatus of the  
4 telecommunications service provider and the customer’s premises.

5 “(7) ‘Department’ means the Department of Consumer and Business Ser-  
6 vices.

7 “(8) ‘Director’ means the Director of the Department of Consumer and  
8 Business Services.

9 “(9) ‘Dwelling unit’ means one or more rooms for the use of one or more  
10 persons as a housekeeping unit with space for eating, living and sleeping and  
11 permanent provisions for cooking and sanitation.

12 “(10) ‘Electrical installations’ means the construction or installation of  
13 electrical wiring and the permanent attachment or installation of electrical  
14 products in or on any structure that is not itself an electrical product.  
15 ‘Electrical installation’ also means the maintenance or repair of installed  
16 electrical wiring and permanently attached electrical products. ‘Electrical  
17 installation’ does not include an oil module.

18 “(11) ‘Electrical product’ means any electrical equipment, material, device  
19 or apparatus that, except as provided in ORS 479.540, requires a license or  
20 permit to install and either conveys or is operated by electrical current.

21 “(12) ‘Equipment’ means any material, fittings, devices, appliances, fix-  
22 tures, apparatus or the like that are used as part of or in connection with  
23 an electrical installation.

24 “(13) ‘Field evaluation firm’ means an independent organization that pro-  
25 vides:

26 “(a) Evaluations or testing, or both; and

27 “(b) Documentation regarding compliance with electrical product safety  
28 standards and with the electrical installation safety code.

29 “(14) ‘Industrial electrical equipment’ means electrical products used in  
30 industry or government that utilize electric energy for mechanical, chemical,

1 heating, lighting or similar purposes, that are designed to service or produce  
2 a product and that are used directly in the production of the service or  
3 product.

4 “(15) ‘Installation label’ means an adhesive tag issued by governmental  
5 agencies that administer the Electrical Safety Law to licensed electrical  
6 contractors for application to those minor electrical installations for which  
7 the board by rule determines to be appropriate for random inspections.

8 “(16) ‘License’ means a permit issued by the department under ORS  
9 479.630 authorizing the person whose name appears as licensee thereon to  
10 act as an electrical contractor, supervising electrician, journeyman  
11 electrician, electrical apprentice or limited elevator journeyman as indicated  
12 thereon.

13 “(17) ‘Minimum safety standards’ means safety standards prescribed by  
14 concurrence of the board and the director under ORS 479.730.

15 “(18) ‘Multifamily dwelling’ means a building containing more than one  
16 dwelling unit.

17 “(19) ‘Oil module’ means a prefabricated structure manufactured to the  
18 specifications of the purchaser and used outside this state in the exploration  
19 for or processing or extraction of petroleum products.

20 “(20) ‘Permit’ means an official document or card issued by the enforcing  
21 agency to authorize performance of a specified electrical installation.

22 “(21) ‘Single family dwelling’ means a building consisting solely of one  
23 dwelling unit.

24 “(22) ‘Telecommunications service provider’ means a telecommunications  
25 carrier as defined in ORS 133.721 or a telecommunications utility or com-  
26 petitive telecommunications provider, both as defined in ORS 759.005.

27 “(23) ‘Uncertified product’ means any electrical product that is not an  
28 electrical product certified under ORS 479.760.

29 **“SECTION 28. ORS 455.148 is added to and made a part of ORS**  
30 **chapter 455.**

“UNIT CAPTIONS

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“SECTION 29. The unit captions used in this 2018 Act are provided only for the convenience of the reader and do not become part of the statutory law of this state or express any legislative intent in the enactment of this 2018 Act.”.

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