

ORDINANCE NO. 1483-24

AN ORDINANCE AMENDING THE MUNICIPAL CODE REGARDING STANDARDS APPLICABLE TO RESIDENTIAL BUILDING PERMITS AND PLUMBING PERMITS

WHEREAS, the City administers a municipal building inspection program consistent with state law; and

WHEREAS, the State of Oregon has updated the Oregon Residential Specialty Code and Oregon Plumbing Specialty Code; and

WHEREAS, the City wishes to adopt the updated Oregon Residential Specialty Code and the 2023 Oregon Plumbing Specialty Code into Tualatin Municipal Code Chapter 4-01;

WHEREAS, it is necessary to update the references to those state specialty codes, rules, and standards to reflect the current versions of each;

WHEREAS, it appears to the City Council that the above-described changes are necessary and appropriate.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. TMC 4-1-010 is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto.

Section 2. All other provisions and subsections of TMC Chapter 4-01 shall remain unchanged and in full force and effect.

Section 3. This Ordinance shall take effect on the thirtieth day after its enactment.

ADOPTED by the City Council this 22nd day of April, 2024.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder

Exhibit A

TMC 4-1-010 - Standards Applicable to Building.

- (1) The City adopts the following specialty codes, rules, and standards:
 - (a) The Oregon Structural Specialty Code, 2022 edition, adopted by the State in OAR 918-460-0100 and 918-460-0015 (2022);
 - (b) The Oregon Mechanical Specialty Code, 2022 edition, adopted by the State in OAR 918-440-0010 and 918-440-0012 (2023);
 - (c) The Oregon Plumbing Specialty Code, ~~2024~~ 2023 edition, adopted by the State in OAR 918-750-0110 and 918-750-0115 (~~2024~~) (2023);
 - (d) The Manufactured Dwelling and Parks Specialty Code, 2002 edition, adopted by the State in OAR 918-600-0010 (2002), including the April 1, 2005 amendments;
 - (e) The Recreational Parks and Organizational Camps Administrative Rules, adopted in OAR 918-650-0000 to 918-650-0080 (2020);
 - (f) The Oregon Manufactured Dwelling Installation Specialty Code, 2010 edition, adopted by the State in OAR 918-500-510 to 918-500-590 (2010);
 - (g) The Oregon Residential Specialty Code, ~~2024~~ 2023 edition, adopted by the State in OAR 918-480-0005 and OAR 918-480-0010 (~~2022~~) (2023);
 - (h) The Oregon Energy Efficiency Specialty Code, 2021 edition, adopted by the State in OAR 918-460-0500 (2021); and
 - (i) The Oregon Fire Code, 2022 edition, adopted by the State in OAR 837-040-0010 (2022).
- (2) The provisions in subsection (1) apply to all building and related activities conducted within the City and are in addition to all other applicable provisions of the Tualatin Municipal Code and the Tualatin Development Code.
- (3) In accordance with Section 101.2.1 of the Oregon Structural Specialty Code, the city has elected to require permits for the following and the construction standards of the Oregon Structural Specialty Code, as administered by the city, shall apply:
 - (a) Fences, other than required swimming pool barriers, over seven feet in height.
 - (b) Retaining walls greater than four feet in height, measured from the bottom of the footing to the top of the wall, or where the retaining wall supports a nonsoil surcharge.
 - (c) Tanks that are located exterior to and not attached to or supported by a regulated building.
 - (d) Cellular phone, radio, television and other telecommunication and broadcast towers that are not attached to or supported by a regulated building.

- (e) Flagpoles not attached to or supported by a regulated building and which are over 25 feet in height.
 - (f) Ground-mounted photovoltaic systems over ten feet in height measured to the highest point of the installation or where public access is permitted beneath the structure.
 - (g) Signs not located in a public right-of-way and not attached to or supported by a regulated building. The city adopts Appendix H of the Oregon Structural Specialty Code with regard to said signs.
 - (h) In-ground swimming pools accessory to not more than four dwelling units.
- (4) In accordance with Section R101.2.2 of the Oregon Residential Specialty Code, the City has elected to require permits for the following and the construction standards of the Oregon Residential Specialty Code, as administered by the City, shall apply:
- (a) Fences, other than required swimming pool barriers, over seven feet in height.
 - (b) Retaining walls greater than four feet in height, measured from the bottom of the footing to the top of the wall, or where the retaining wall supports a nonsoil surcharge.
 - (c) Tanks that are located exterior to and not attached to or supported by a regulated building.
 - (d) Freestanding radio, television, and other telecommunication antennae and towers, not attached to or supported by a regulated building.
 - (e) Ground-mounted photovoltaic systems over ten feet in height measured to the highest point of the installation or where public access is permitted beneath the structure.
 - (f) In-ground swimming pools accessory to detached one- and two-family dwellings and individual townhouse dwelling units.

(Ord. 509-80 §1, 5-12-80; Ord. 801-90, 3-26-90; Ord. 886-93 §1, 2-22-93; Ord. 897-93 §1, 5-24-93; Ord. 980-97 §1, 7-14-97; Ord. 1011-98 §1, 12-14-98; Ord. 1056-00 §1, 9-11-00; Ord. 1132-03, 3-10-03; Ord. 1121-02, 10-28-02; Ord. 1178-05, 1-24-05; Ord. 1235-07 §1, 4-9-07; Ord. 1249-07, 11-26-07; Ord. 1254-08 §1, 3-24-08; Ord. 1303-10 §1, 6-14-10; Ord. 1312-10 §1, 11-22-10; Ord. 1383-15, 07-27-2015; Ord. 1407-18, 01-22-2018; Ord. 1429-19 , §1, 12-9-19; Ord. 1457-21 , §1, 8-9-21; Ord. No. 1481-23 , § 2(Exh. A), 9-25-23)