

2025 Oregon Specialty Code Adoptions

Wilsonville City Council

March 16, 2026

Code
Adoption

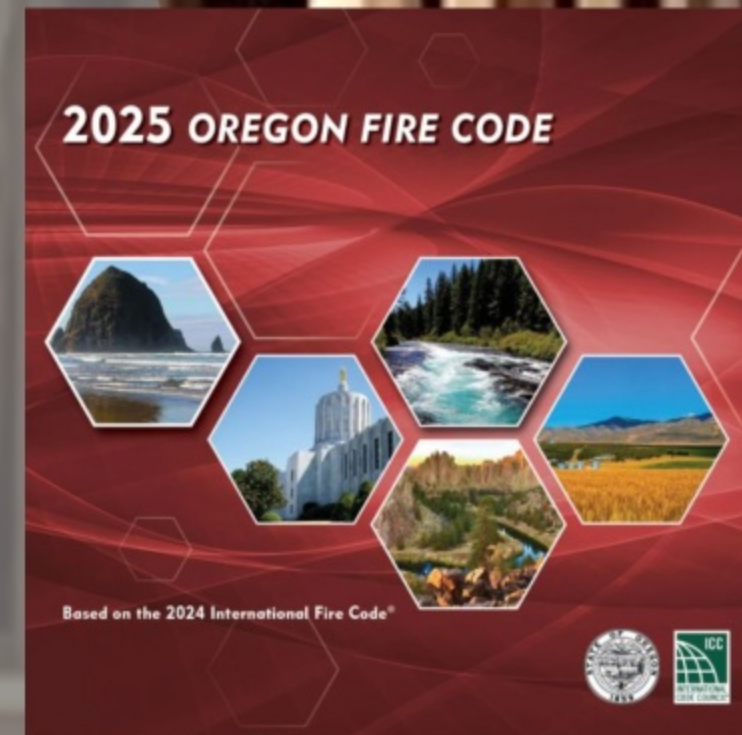
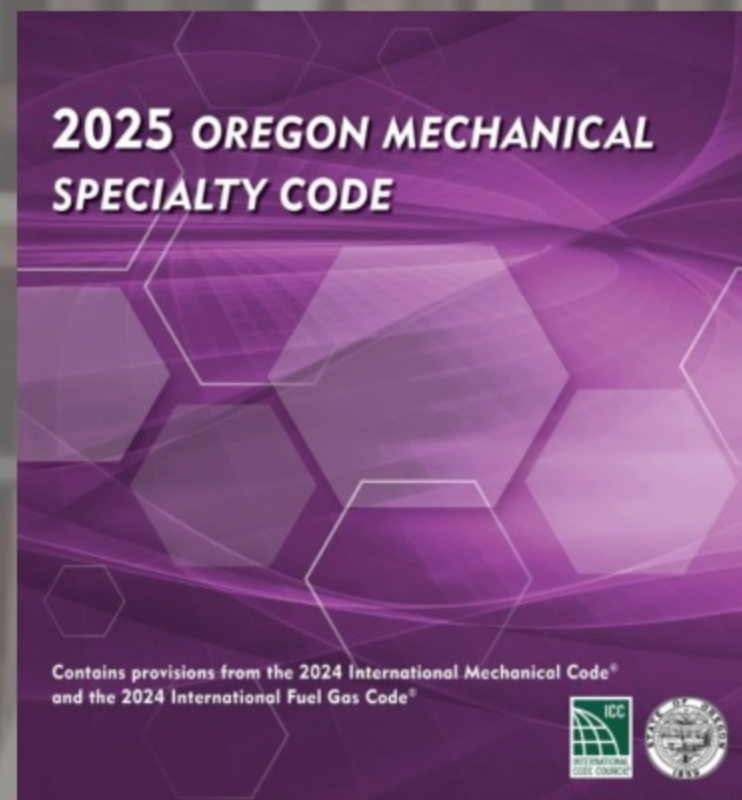
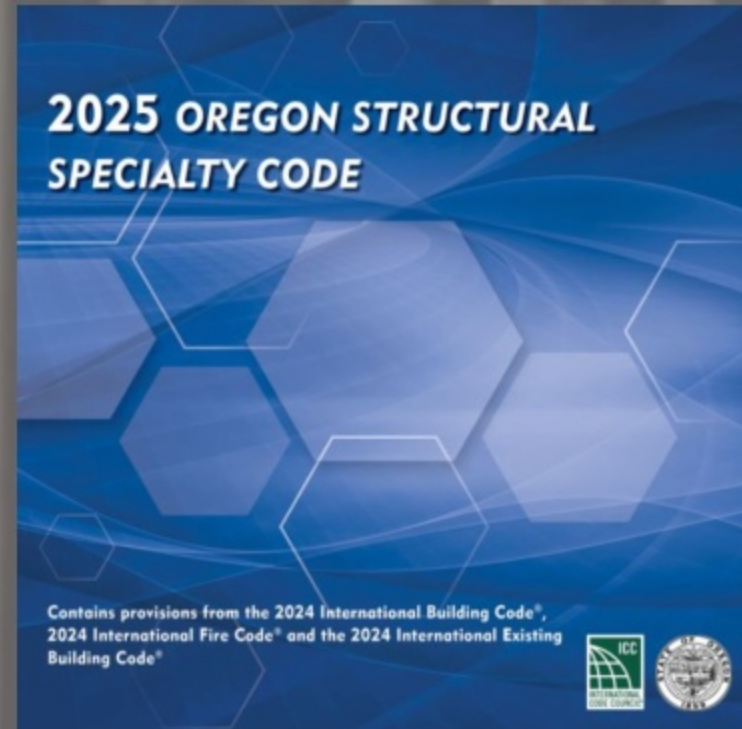
Objective

Adopt Resolution 3252

Include Local Add-Backs

Stakeholder Outreach

Highlights of Changes



Res 3252

Add-Backs

Outreach

Highlights

Resolution 3252

Adopts:

- 2025 Oregon **Structural** Specialty Code
- 2025 Oregon **Mechanical** Specialty Code
- 2025 Oregon **Energy** Efficiency Specialty Code
- 2025 Oregon **Fire** Code

April 1, 2026 - Effective and Operational

- Recognizes statewide grace period
- October 1, 2025 - April 1, 2026
- Use previous code or new code

Includes Exhibit 1 - Local Add-backs

RESOLUTION NO. 3252

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE STRUCTURAL SPECIALTY CODE, THE MECHANICAL SPECIALTY CODE, THE ENERGY EFFICIENCY SPECIALTY CODE, THE FIRE CODE, AND REPEALING THE PRIOR CITY-ADOPTED STRUCTURAL SPECIALTY CODE, MECHANICAL SPECIALTY CODE, ENERGY EFFICIENCY SPECIALTY CODE, AND FIRE CODE.

WHEREAS, in 2019, the Wilsonville City Council adopted Ordinance No. 839 that established a new Wilsonville Code (WC) Chapter 9 concerning the City's building code, to accommodate the constant updates in the State of Oregon building codes developed by the State Building Codes Division (BCD) and Oregon Fire Marshal (OFM); and

WHEREAS, pursuant to WC 9.310, 9.320, 9.330, and 9.370 the City adopts its Structural Specialty Code, Mechanical Specialty Code, Energy Efficiency Specialty Code (formerly known as the Oregon Zero Energy Ready Commercial Code), and Fire Code, via resolution; and

WHEREAS, upon implementation of Ordinance No. 839, the City adopted, via Resolution No. 2779, the then-current BCD-issued Oregon Structural Specialty Code (OSSC), Oregon Mechanical Specialty Code (OMSC), Oregon Zero Energy Ready Commercial Code (currently referred to as the Oregon Energy Efficiency Specialty Code (OEESC), and the-then current Oregon Fire Marshal-issued (OFM) Oregon Fire Code (OFC), as amended and supplemented; and

WHEREAS, BCD has published online the 2025 OSSC, 2025 OMSC, 2025 OEESC; and

WHEREAS, the City previously adopted Resolution 2884 which adopted a "Fire Protection Code" by Tualatin Valley Fire & Rescue through Ordinance 2020-01, and this ordinance references the Districts Fire Code as the latest Oregon Fire Code.

WHEREAS, The Oregon Fire Marshal has published online the 2025 Oregon Fire Code as the latest Oregon Fire Code; and

WHEREAS, Exhibit 5 attached hereto reflects the state code changes; and

WHEREAS, BCD and OFM have provided a statewide grace period for the effective date of these codes until April 1, 2026, within which allows for use of either the 2022 or 2025 codes; and

RESOLUTION NO. 3252

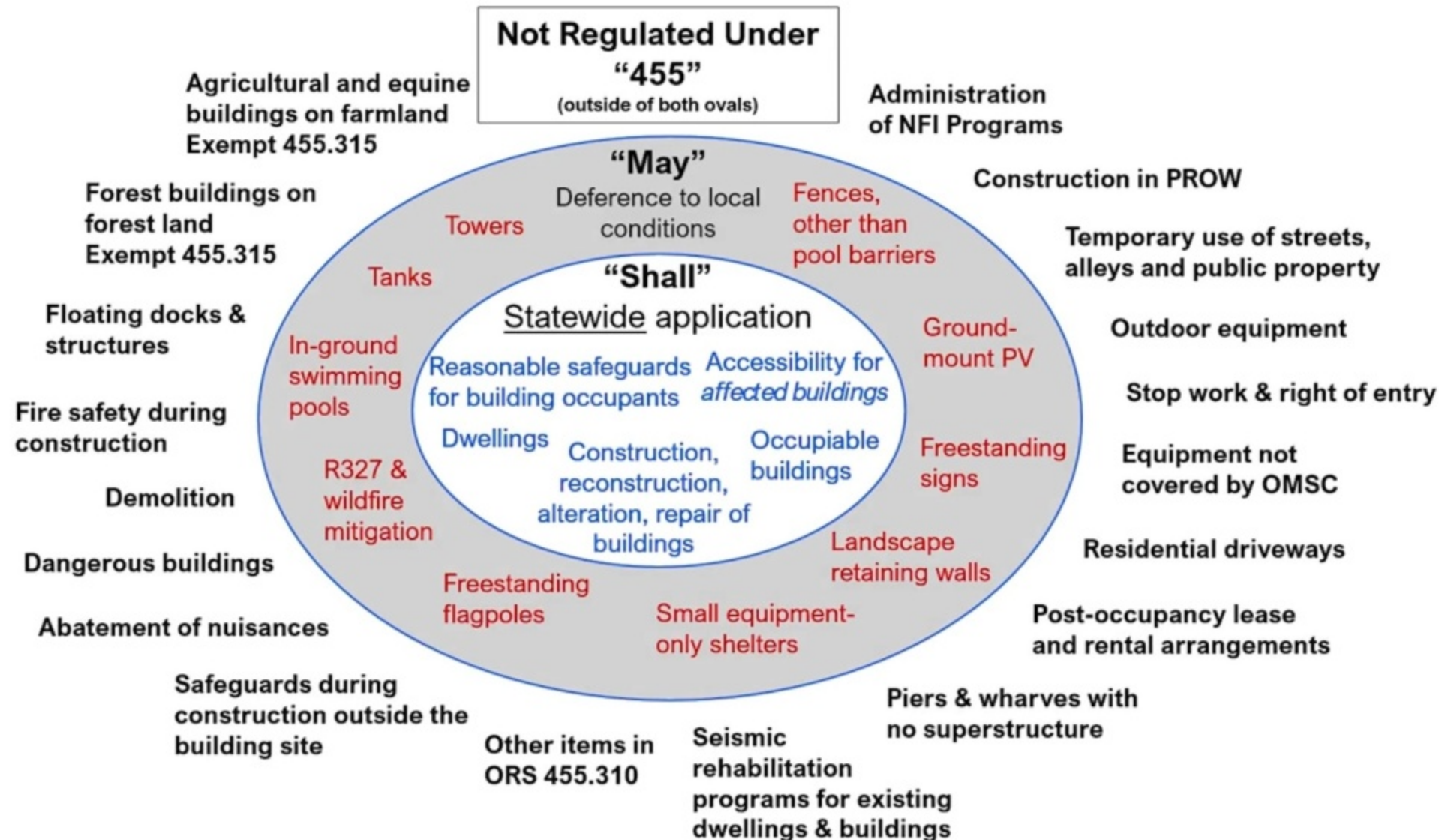
[https://wilsonville.sharepoint.com/sites/Building/Shared Documents/Codes-Technical/Building Codes - Local Code Adoption/2025 OSSC/Final Corrected Staff Report Drafts/b. Res 3252 OSSC_OMSC_OEESC_OFC Codes.docx](https://wilsonville.sharepoint.com/sites/Building/Shared%20Documents/Codes-Technical/Building%20Codes%20-%20Local%20Code%20Adoption/2025%20OSSC/Final%20Corrected%20Staff%20Report%20Drafts/b.%20Res%203252%20OSSC_OMSC_OEESC_OFC%20Codes.docx)

ORS 455 Scope

6

Chapter 1 – Administrative Updates - Scope

CHANGE SUMMARY: Chapter 1 has been updated to accurately reflect scoping policy, delegated authority, local allowances and applicable construction standards.



Residential Code 2021 & 2023

(added back 9 items)

Commercial Code 2022 & 2025 (EXH 1)

(adding back 13 items)

Examples:

- Demolition
- Dangerous Buildings
- Protection of Adjoining Property
- Temporary Use of Streets, Alleys, and Public Property
- Water Supply for Fire Protection
- Excavation and Grading
- Fences
- Retaining Walls
- Flag poles
- Fire Safety During Construction (Villebois Fire)

Statewide Outreach and Training

State Boards

- Building Code Structures Board (11 seats)
- Mechanical Board (10 seats)
- Construction Industry Energy Board (11 seats)
- Fire Code Advisory Board (7 seats)

Online video training

- 3-videos totaling 3.75 hrs

Wilsonville Website

- Links to code and matrix

Board members

Members are appointed by the governor and subject to confirmation by the Senate. The Building Codes Structures Board has eleven members with four-year terms to include the following representation:

Members name	Title	Contact information
Eric Schmidt, SE, CBO, Chair	Building official	503-618-2877 eric.schmidt@greshamoregon.gov
Andrew Dykeman, Vice-chair	General contractor specializing in buildings more than three stories above grade	503-209-2035 andrew.dykeman@lewisbuilds.com
Brandon Koonz	Fire protection engineer	503-807-5624 brandon.koonz@wsfp.us
Brenda Hartzog	Representative of a utility or energy supplier	503-610-7533 brenda.hartzog@nwnatural.com
Gary Heikkinen	Owner/manager of a commercial office building	503-997-9334 gary.heikkinen@nwnatural.com
Jean Root	Architect	503-705-0653 jvonbargen@mwaarchitects.com
Lora Ratcliff	Representative of a fire protection agency	541-917-7728 Lora.Ratcliff@albanyoregon.gov
Marshall McGrady	Representative of the building trade	503-701-5196 marshall@ibew48.com
Theresa San Agustin, MD	Representative of Oregon Disabilities Commission	301-919-4277 (text only) breezehaus6655@gmail.com
Vacant	Contractor specializing in construction for heavy industry	
Vacant	Structural engineer, registered under ORS 672.107, specializing in the design of residential buildings more than three stories above grade	Effective Jan. 1, 2026 Apply now

Statewide Outreach and Training

State Boards

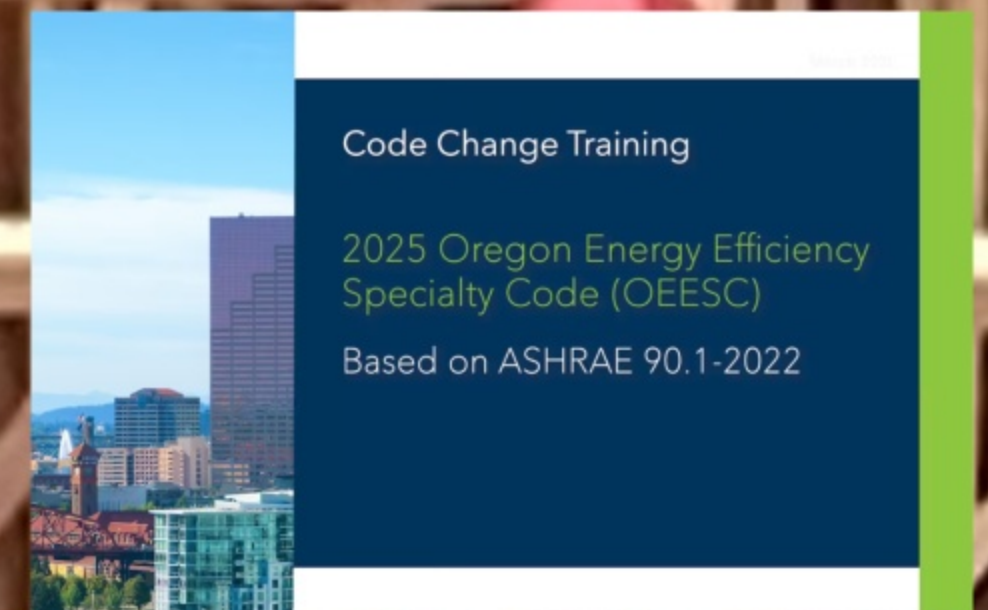
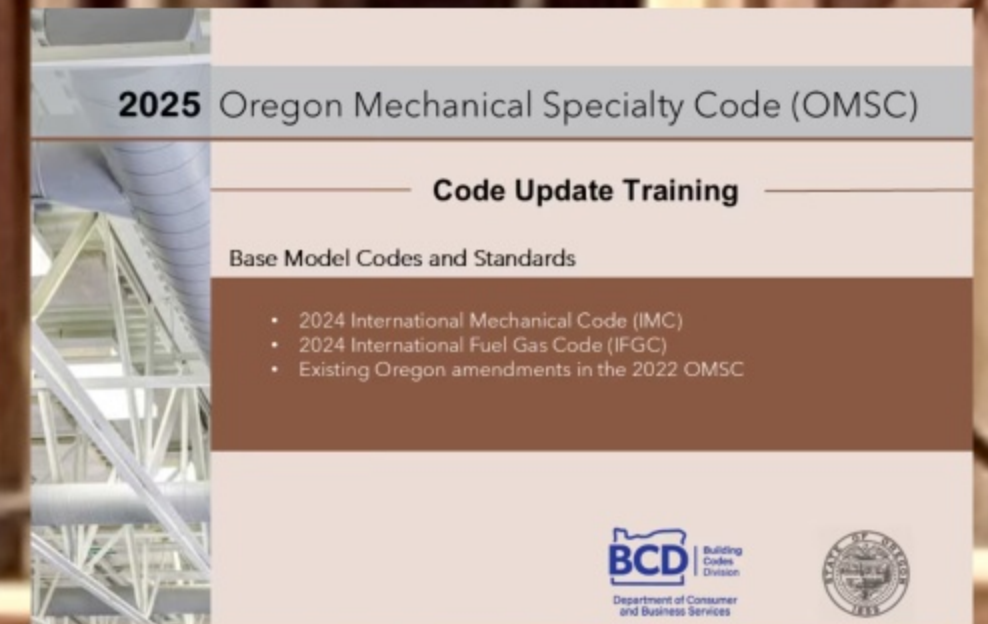
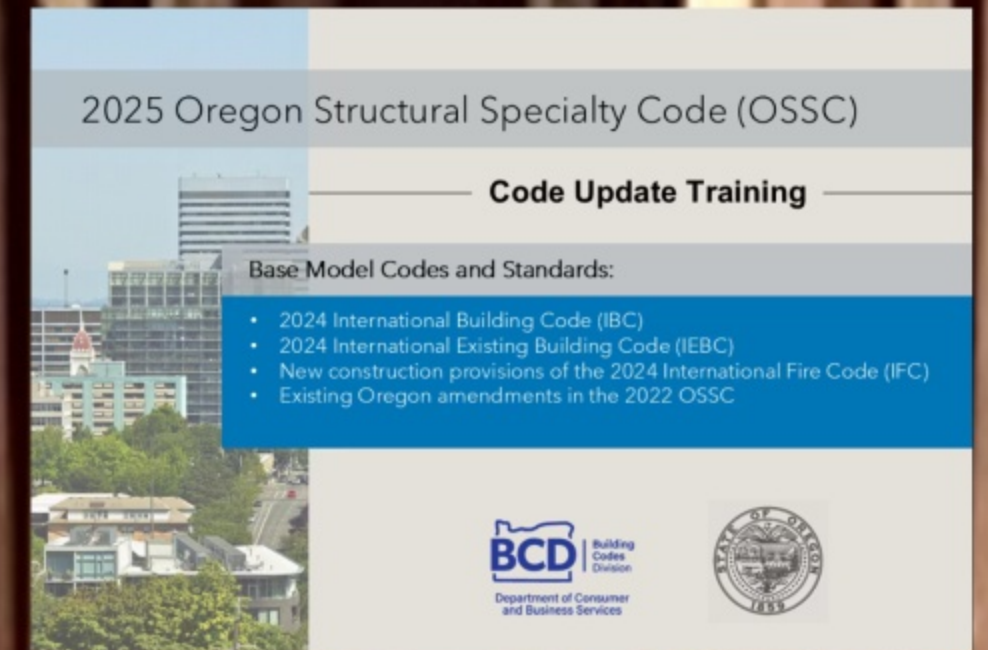
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Wilsonville Website

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The screenshot shows the Wilsonville Oregon website. At the top, there is a header with the phone number 503-682-1011, a CONTACT button, a SUBSCRIBE button, a TRANSLATE button, and a search bar. Below the header is a navigation menu with categories: RESIDENTS, GOVERNMENT, BUSINESS, and RESOURCES. The main content area is titled 'Building Division' and features a grid of links and information. The left sidebar has a 'BUILDING' menu with the following items: ONLINE PERMITTING PORTAL, APPLICATIONS, FORMS, FAQ'S, INSPECTIONS, FEE SCHEDULES, ESTIMATE FEES, PLAN REVIEW INFORMATION, COMCHECK FORM, DESIGN STANDARDS HUB, and BUILDING CODES. The main content area includes: Online Portal, Forms, Permit Fees, Building Codes (circled in pink), Plan Review Submittal Information, Inspection Information, Residents FAQ (circled in pink), Drone Program, and Electrical Permits use Clackamas County Online ePermitting. At the bottom, there is a 'Supporting Documents' section with a link to 'Help with Online Portal (Instructions) (986 KB)'.

Code Change Summary

Exhibit 5

Matrices & Summaries of Code Changes

- Building (24 pgs)
- Mechanical (4 pgs)
- Energy (5 pgs)
- Fire (20 pgs)

Highlights

2025 Oregon Structural Specialty Code Code review committee matrix

This matrix is a summary of the code review committee's recommendation to the Building Codes Structures Board for the adoption of the 2025 OSSC.

Abbreviations:

- ORA** Existing/New Oregon amendment
- IBC** International Building Code change
- IEBC** International Existing Building Code change
- IFC** International Fire Code change
- PP** Public code amendment proposal
- SAM** Statewide Alternate Method
- COMM** Committee discussion
- *ICC** Fiscal impact reported by the original ICC proponent

No.	Section	Summary	Committee recommendation	Committee Fiscal impact
CHAPTER 1 SCOPE AND ADMINISTRATION				
1-1	101.2.2.1	Matters outside the statutory authority of the code. ORA <i>The division introduced the inclusion of post-occupancy lease or rental arrangements, short-term rentals, vacation rentals and similar uses of dwellings as matters outside of the statutory authority of the code. Local municipalities may have independent authority outside of the division's delegated authority for local [occupied] housing, rental or business licensure programs.</i>	Discussed	—
1-2	105.2	Unoccupied structures exempt from building permit – expanding size from 120 sq ft to 200 sq ft. ORA <i>Committee recommends approving to expand exemption #1 to 200 square feet for all unoccupied accessory structures aside from trash enclosures. Committee recommends maintaining the existing 120 sq ft exemption for trash enclosures.</i>	Approve New OR A	No fiscal
CHAPTER 2 DEFINITIONS				
2-1	Definitions	ORA/IFC/IEBC Chapter 2 was made available for review to the committee, any new definitions were discussed with their respective code sections.	See related sections	—
CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE				
3-1	304.5	Lockup facilities. ORA Adds provisions for temporary lockup facilities defined in ORS 169.005(4).	Retain ORA	—
3-2	305.2.3	Care facilities in dwellings. ORA 305.2.3 Five or fewer children in a dwelling unit. 308.2.4 Five or fewer persons receiving custodial care. 308.3.2 Five or fewer persons receiving medical care. 308.5.4 Five or fewer persons receiving adult day care in a dwelling. 308.5.5 Child day care in a dwelling. 310.4.1 Child care facilities within a dwelling. 310.4.2 Licensed child care within a dwelling. 310.4.3 Licensed adult foster care within a dwelling. COMM <i>The committee recommends adding provisions regarding licensed childcare facilities in Group R-2 occupancies.</i>	Retain ORA as modified	*No fiscal
3-3	306.3	Low-hazard factory industrial, Group F-2. IBC F186-21 Part II: Changed alcohol content percent from 16 percent to 20 percent. ORA Adds "Wood barrel and bottled wine aging facilities in wineries to the list of low-hazard factory industrial, Group F-2 occupancies"	Approve IBC Retain ORA	*Slight decrease —
3-4	307.1.1	Occupancy Exemptions and Hazardous materials exemptions. IBC G36-21: Reorganized multiple lists into a table. IFC/IBC 2027 ICC proposal F233-24: Add clarification for batteries as defined in Section 202.	Approve IBC Approve New ORA	*No fiscal *No fiscal
3-5	307.2.1	Storage of Class 1.4G (Class C, Common) Fireworks. ORA Adds provisions for the temporary storage of Class 1.4G (Class C Common) fireworks.	Retain ORA	—
3-6	308.2	Institutional Group I-1. Condition 1 and 2. ORA Specifies uses in their respective sections. 308.2.1 - Adds the appropriate facility types in condition 1. 308.2.2 - Adds the appropriate facility types in condition 2 & specifies that they pertain to buildings subject to licensure by DHS.	Retain ORA	—
3-7	310.3	Residential Group R-2. ORA Adds "providing 21 or more housing units for low-income elderly" from statute to the list of Group R-2 occupancies.	Retain ORA	—

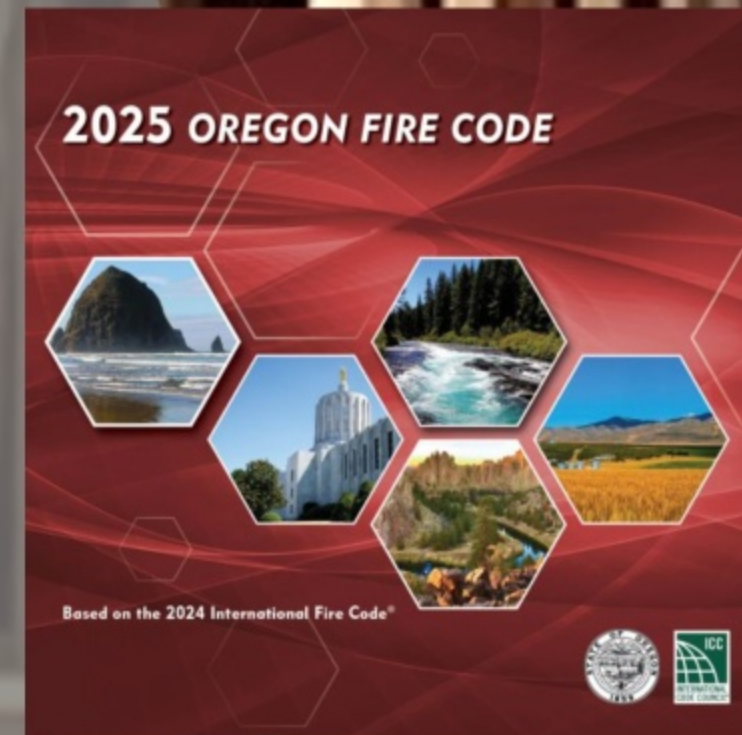
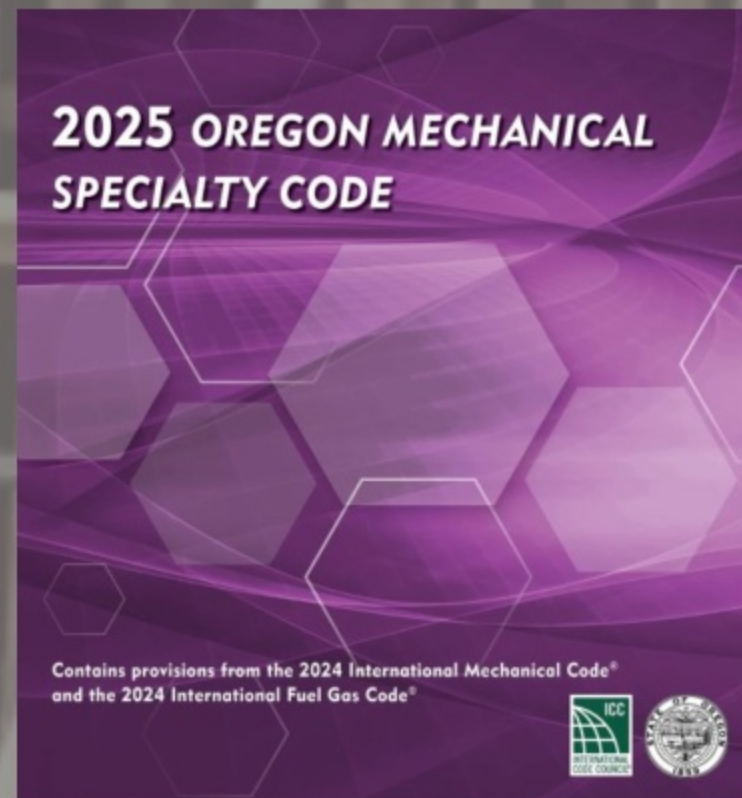
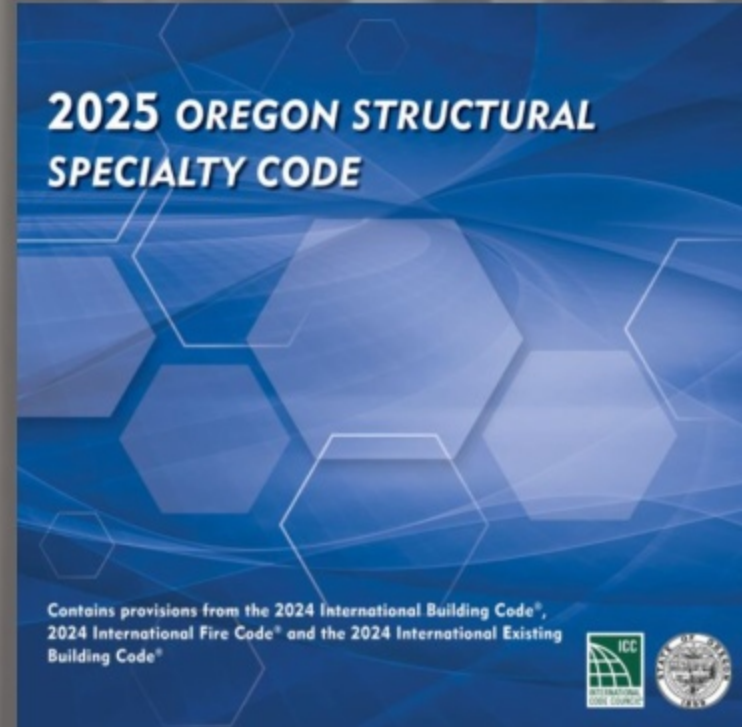
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