Exhibit 1
City of Wilsonville Structural Specialty Code

I. Adoption of 2025 Oregon Structural Specialty Code

Except as amended herein, the City of Wilsonville ("City") adopts the 2025 Oregon Structural Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-460-0010 through 918-460-0015, as part of the City's Building Code. A copy of the 2025 Oregon Structural Specialty Code (OSSC), as well as the provisions of the 2024 International Building Code (IBC) and the 2024 International Property Maintenance Code (IPMC) referenced herein, shall be kept in the office of the Building Official of the City of Wilsonville.

II. Amendments to 2025 Oregon Structural Specialty Code

The City further adopts by reference the following provisions as part of the City's Building Code.

1. **Section 101.2.1 Optional local adoption to require a building permit.** Items listed as 1 through 8 are adopted. The provisions of the 2025 OSSC are the applicable technical regulations. In addition, see OSSC section 105.2 for clarification on work exempt from a permit.

2. **Section 101.2.2 Matters outside the statutory authority of this code (OSSC).** Items listed as 3 through 8, and 20, that are identified as being outside the statutory authority of the state building codes, are adopted locally. The technical provisions of the 2024 International Building Code shall be the code which regulates these items. Administrative provisions for these items will be regulated by Wilsonville Code Chapter 9.

3. **Section 105.2 Work Exempt from a Permit** - of the 2025 Oregon Structural Specialty Code is amended to add the following numbered revisions for permit exemptions:

    a. **11. Retaining Walls.** Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, except where the retaining wall supports ascending slopes exceeding 3:1 (33 percent) or where the retaining wall supports a non-soil surcharge.
    b. **12. Tanks.** Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
    c. **13. Flag Poles.** Flag poles not over 30 feet in height.
    d. **14. Signs.** See Wilsonville Development Code Section 4.156 for work exempt from a permit.

4. **Section 112 Service Utilities** - The 2024 International Building Code, Section 112, is adopted.

5. **Section 116 Unsafe Structures or Equipment** – The 2024 International Building Code (IBC), Section 116, is adopted. For the purposes of clarifying and defining what are unsafe structures, unsafe equipment, or potentially dangerous building conditions, in addition to the definition of *Dangerous* in the IBC, the following sections of the 2024 International Property Maintenance Code are adopted to further clarify:

    a. Section 109.1.5, Hazardous Structure or Premises

    b. 110 Emergency Measures, Sections 110.1 through 110.5

    c. Chapter 2, Definitions

    d. Sections 304.1.1, 305.1.1, 306.1.1, each titled Potentially Unsafe Conditions

6. **Section 901.2 Fire Protection Systems** - of the 2025 Oregon Structural Specialty Code, along with the corresponding 2024 International Building Code section, are adopted. Installations of fire department connections, including private fire service mains, shall conform to the 2022 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.

7. **Section 906 Portable Fire Extinguishers** - of the 2024 International Building Code, is adopted locally.

8. **Section 912 Fire Department Connections** - of the 2025 Oregon Structural Specialty Code, along with the corresponding 2024 International Building Code section, are adopted locally. Installations of fire department connections, including private fire service mains, shall conform to the 2022 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.

9. **Chapter 31 Special Construction** - of the 2025 Oregon Structural Specialty Code (OSSC), along with the corresponding 2024 International Building Code sections, are adopted. Where there may be conflicts in technical provisions, the provisions of the 2025 OSSC shall govern.

10. **Chapter 32 Encroachments Into the Public Right of Way** - of the 2024 International Building Code, is adopted.

11. **Chapter 33 Safeguards During Construction** - of the 2025 Oregon Structural Specialty Code, along with the corresponding 2024 International Building Code sections, are adopted. Included in this adoption are the following sections:

    a. **3302 Fire Safety During Construction**

    b. **3302.4 Fire Safety During Tall Combustible Construction**

    c. **3302.4.1 Purpose.** In addition to the requirements prescribed in the Oregon Fire Code, this section prescribes minimum safeguards for construction, alteration, and

demolition operations for tall combustible construction to provide reasonable safety to life and property from fire during such operations.

d. **3302.4.2 Scope.** This section applies to combustible construction which meets the following criteria:
    1. Construction is combustible and of Type III, IV, or V, as identified in Section 602; and
    2. Construction is four (4) or more stories; or
    3. Construction is more than 40 feet in height; or
    4. Where, during framing stages, there are (4) or more individual combustible structures that are three (3) or more stories in height, immediately adjacent to each other (with a physical separation of 20 feet or less) on the same or separate lots, all at the framing stage, and each under the same ownership.

e. **3302.4.3 Site Fire Safety Plan.** A fire safety plan in accordance with Chapter 33 of the Oregon Fire Code, shall be provided to the Building Official prior to the start of combustible construction.

f. **3302.4.5 Site Security.** Each structure shall be provided with site security prior to the start of combustible construction. Site security shall be in a form that is acceptable to the Building Official through a guard service, remote video monitoring, security fencing, or combination thereof, to ensure the site remains reasonably secure from theft, vandalism, vagrants, or otherwise prevents the site from becoming an attractive nuisance.

    Where guard service is provided, the guard(s) shall be trained in all of the following:
    1. Notification procedures that include calling the fire department and management personnel
    2. Function and operation of fire protection equipment
    3. Familiarization with fire hazards
    4. Use of construction elevators, where provided
    5. Any special status of emergency equipment or hazards

    Where guard service is provided, the fire prevention program superintendent shall be responsible for the guard service.

    Grade level entrances (e.g., doors and windows) to the structure while under construction, alteration, or demolition shall be secured where not actively in use or actively under construction.

g. **3302.4.6 Violation.** Failure to adhere to the required fire safety plan, including providing site security, shall constitute a violation of this code and cause the building(s) to be defined as *unsafe* or *dangerous*.

h. **Section 3303 Demolition** - of the 2024 International Building Code, is adopted.

i. **Section 3307 Protection of Adjacent Property** - of the 2024 International Building Code, is adopted.

j. **Section 3309 Fire Extinguishers** - of the 2024 International Building Code, is adopted.

k. **Section 3311 Standpipes** - of the 2024 International Building Code, is adopted.

l. **Section 3313 Water Supply for Fire Protection** - of the 2024 International Building Code, is adopted.

m. **Section 3314 Fire Watch During Construction** - of the 2024 International Building Code, is adopted.

12. **Appendix H – Signs** - of the 2025 Oregon Structural Specialty Code, is adopted, except the following:

    a. **Revise:** Section H101.2 Signs exempt from permits. Sign permit exemptions are contained in Wilsonville Code Section 4.156.

    b. **Delete:** Section H104 Identification.

13. **Appendix J – Grading** - of the 2024 International Building Code, is adopted, except the following:

    a. **Delete:** Section J103.2 Exemptions. Delete items 1 and 2.

    b. **Revise:** Section J103.2 Exemptions. 1. 100 cubic yards and 1 foot or less in depth for fill. Unless otherwise exempted, quantities greater than 100 cubic yards or more than 1 foot in depth for fill shall require a permit. Exemption 2. is deleted.

    c. **Add:** Section J109.5 Drainage. Drainage shall be provided as required by the geotechnical evaluation. The design and construction of drainage systems shall be in accordance with the applicable requirements of the Oregon Plumbing Specialty Code and City of Wilsonville Engineering Standards. Drainage system discharge shall be to an *approved* location.

    d. **Revise:** J110.1 General. Delete former and add: J110.1 General. Erosion Control measures shall be installed and maintained in accordance with Wilsonville Engineering Standards for Erosion Prevention and Sediment Control requirements for the duration of a project.