CITY COUNCIL MEETING
STAFF REPORT

Meeting Date: March 16, 2026	**Subject: Resolution No. 3252** A Resolution of the City of Wilsonville adopting the structural specialty code, the mechanical specialty code, the energy efficiency specialty code, and the fire code, and repealing the prior City-adopted structural specialty code, mechanical specialty code, energy efficiency specialty code, and fire code. **Staff Member:** Dan Carlson, Building Official and Amanda Guile-Hinman, City Attorney **Department:** Building/Legal
Action Required	**Advisory Board/Commission Recommendation**
☒ Motion ☐ Public Hearing Date: ☐ Ordinance 1st Reading Date: ☐ Ordinance 2nd Reading Date: ☒ Resolution ☐ Information or Direction ☐ Information Only ☐ Council Direction ☒ Consent Agenda	☐ Approval ☐ Denial ☐ None Forwarded ☒ Not Applicable **Comments:** N/A
Staff Recommendation: Staff recommends Council adopt the Consent Agenda.	
Recommended Language for Motion: I move to adopt the Consent Agenda.	
Project / Issue Relates To:	
☐Council Goals/Priorities: ☐Adopted Master Plan(s):	☒Not Applicable

ISSUE BEFORE COUNCIL:
Whether to adopt the proposed state structural specialty code (commercial building code), state mechanical specialty code (commercial mechanical code), state energy efficiency specialty code

(commercial energy code), and state fire code, referred herein as building codes, as amended or supplemented, as part of the City of Wilsonville Building Code, as currently provided in Wilsonville Code Chapter 9. Resolution No. 3252 concerning adoption of the building codes is attached hereto as **Attachment A**.

EXECUTIVE SUMMARY:

The Oregon Building Codes Division ("BCD") is responsible for adopting a consistent and uniform set of construction codes that are effective statewide pursuant to Oregon Revised Statutes (ORS) 455.020(1). These codes contain technical provisions and administrative provisions.

With regard to technical provisions, jurisdictions are not permitted to adopt more restrictive local codes than are within the scope of ORS 455.020 and the adopted statewide codes. With regard to administrative provisions, under ORS 455.020(4), jurisdictions may enact regulations for locally administering the state building code.

In December 2019, Council approved an entirely revised Wilsonville Code Chapter 9, entitled Building Code, to provide for effective local administration of the state codes. In addition, Chapter 9 authorizes adoption of state building codes through Council action via resolution. This provides flexibility and nimbleness to more readily adopt revised technical building code standards as they change at the state level.

On October 1, 2025, two new state codes became effective. In addition, the energy efficiency code became effective July 1, 2025. The State BCD typically provides a 6-month grace period for new code implementations. BCD is providing a grace period until April 1, 2026, to use either the old 2022 codes or new 2025 codes. After the grace period expires the new codes are mandatory. Council is being asked to approve a resolution to adopt the new building codes in alignment with the state effective date.

Additionally on October 1, 2025, the Oregon State Fire Marshal adopted a new statewide Oregon Fire Code, also with a 6-month grace period to April 1, 2026, to coincide with the statewide building code adoption. Wilsonville and Tualatin Valley Fire & Rescue have adopted previous editions of the Oregon Fire Code, so this request is similarly a continuation of previous adoptions to the current Oregon Fire Code.

1. Overview and Resolution No. 3252 – Adoption of Building Codes

There are numerous statewide building construction codes adopted by BCD. The state BCD generally adopts building codes on a three-year code change cycle. Because there are many codes, reviewing and updating all codes every three years would be a monumental task, so BCD and its respective governor-appointed advisory boards review the codes on a staggered schedule.

BCD recently adopted the following codes statewide:

- 2025 Oregon Structural Specialty Code (OSSC), effective October 1, 2025
- 2025 Oregon Mechanical Specialty Code (OMSC), effective October 1, 2025

- 2025 Oregon Efficiency Specialty Code (OEESC), effective July 1, 2025

In addition, while the Oregon Fire Code (OFC) is generally a maintenance code and provides references specific to fire department operations, there are construction provisions in the OFC which warrant continued adoption of the new OFC. On October 1, 2025, the Oregon Fire Marshals Office adopted the 2025 Oregon Fire Code.

While October 1, 2025, and July 1, 2025, were technically the effective dates for each code, BCD has allowed for an implementation grace period until April 1, 2026. Since the building code and fire code must function in harmony, the Oregon Fire Marshals Office also included a grace period until April 1, 2026, for the OFC to coincide with BCD building code adoptions.

The outreach to stakeholders for statewide code changes was robust at the state level. This included a number of industry and trade groups. The state is providing online training free of charge on the code changes. This training is available online for any interested party. Building staff have been reaching out locally to make contractors and designers aware of the changes. **Attachment A, Exhibit 5,** includes matrices and summaries of the various code changes.

2. Adoption of Optional Add-Back's

Recently, after consulting with the Oregon Office of the Attorney General (AG), the state Building Codes Division clarified its statutory authority to regulate codes for the construction of certain items. Items that BCD said it could not regulate were left as 'reference only' in the codes with the caveat that jurisdictions would have to locally adopt provisions to administer and enforce. For example, BCD, through the AG, said the statewide code adoption does not apply to the regulation of demolition, retaining walls, fences, and dangerous buildings, to name a few.

Staff and Council went through a similar add-back exercise with the previous code adoption process in 2020 and 2022. Staff have reviewed the proposed state codes and are suggesting the add-backs noted in **Attachment A, Exhibit 1**, for local adoption. Where relevant, these are also consistent with the commercial codes and residential codes which were previously adopted by Council via resolutions 2779, 2926, and 3015 respectively.

The proposed Resolution No. 3252 (**Attachment A**) adopts four (4) codes that are applicable to Wilsonville pursuant to Chapter 9, Sections 9.300 through 9.370. Resolution No. 3252 adopts the 2025 Oregon Structural Specialty Code (OSSC), the 2025 Oregon Mechanical Specialty Code (OSMC), the 2025 Oregon Energy Efficiency Specialty Code (OEESC), and 2025 Oregon Fire Code as amended and supplemented.

EXPECTED RESULTS:
Establishes local Building Code adoption for commercial building, mechanical, energy, and fire codes.

TIMELINE:
If adopted, Resolution No. 3252 would become effective at the March 16, 2026, Council meeting and operative on April 1, 2026. The resolution acknowledges the state's grace period for use of either the 2022 or 2025 codes, and further that the grace period expires March 31, 2026, after which, the 2025 codes are exclusively effective.

CURRENT YEAR BUDGET IMPACTS:
There are not any anticipated budget impacts.

COMMUNITY INVOLVEMENT PROCESS:
The outreach to stakeholders for statewide code changes was robust at the state level. This included a number of industry and trade groups who participate on state code advisory boards. Those seated on the advisory boards are appointed by the governor and from a variety of industry and trade groups to ensure a balanced perspective. The state is providing online training free of charge on the code changes. This training is available online for any interested party. Building staff have been reaching out locally to make contractors and designers aware of the changes.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:
Providing the local regulations will ensure that structures continue to meet accepted safety standards and ensure consistent application of the codes with neighboring jurisdictions.

ALTERNATIVES:
Adopt the statewide code for local administration or turn the local building program back to the state for state administration, which is not recommended.

CITY MANAGER COMMENT:
N/A

ATTACHMENTS:

A. Resolution No. 3252
    - Exhibit 1 – Structural Specialty Code (with add-backs)
    - Exhibit 2 – Mechanical Specialty Code
    - Exhibit 3 – Energy Efficiency Specialty Code
    - Exhibit 4 – Fire Code
    - Exhibit 5 – Matrices/Summaries of Code Changes