

Date 02-22-90
Original Werk
Copy Ordinance -
Proposed - Bldg -
Council

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR THE COUNTY OF KLAMATH, OREGON

IN THE MATTER OF AMENDING DIVISION 7)
OF THE KLAMATH COUNTY CODE.) Ordinance No. 28.5
_____)

WHEREAS, Klamath County has not adopted the most recent edition of the Building, Plumbing and Electrical Codes; and

WHEREAS, it is necessary to adopt the current Building, Plumbing and Electrical Codes and ensure that future revisions are made a part of the Klamath County Code.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS FOR KLAMATH COUNTY HEREBY ORDAINS:

1. The provisions of chapters 400, 401, and 402 of the Klamath County Code are hereby repealed and the following shall be substituted.

DIVISION 7
BUILDING

CHAPTER 400
BUILDING CODE

400.001 1990 Edition Structural Specialty Code. The 1988 Edition Uniform Building Code, effective date January 1, 1990, as authorized by ORS 455.020 and ORS 455.010 through 455.990 is hereby adopted as if fully set forth herein.

400.010 Section 104(d) Maintenance. All buildings and structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this Code shall be maintained in conformance with the code edition under which installed. The owner or his designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official may cause any structure to be reinspected.

400.020 Unsafe Buildings or Structures. Section 203 of the Uniform Building Code is hereby adopted as set forth herein:

All buildings or structure regulated by this Code which are structurally unsafe or not provided with

adequate egress, or which constitute a fire hazard, or otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this Code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in Chapter 110. As an alternative, the building official, or other employee or official of the County as designated by the Board of County Commissioners, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

400.060 City Certification. Section 301 of the Building Code is further amended by adding a paragraph to Subsection (f) to read:

City Certification. Plans submitted for county review for building within a city shall contain a certificate or written approval showing they have been reviewed by the city for compliance with zoning and other land use or development regulations, including subdivision, partitioning and sanitary regulations. The certification shall identify building requirement factors used by the city including occupancy.

400.100 Issuance. The application, plans, and specifications filed by an applicant for a permit shall be checked by the building official. Prior to the issuance of any building permit, the Building Official shall require the applicant to obtain the approval of the County Planning Department and, where the building is to be served by a septic tank or similar system, by the Environmental Health Department. The Building Official may also require the approval of such other County Departments or other agencies as he deems appropriate. For certified historical buildings, see Section 1-4 (f). If the Building Official is satisfied that the work described in an application for permit and the poland

filed therewith conform to the requirements of this Code, sanitation and health requirements as stipulated by the controlling agencies, and other pertinent laws and ordinance then in effect, and that the fee specified in Section 304(a) has been paid, he shall issue a permit therefor to the applicant.

400.110 Fees. (1) The fee for each permit shall be as set forth in Table No. 3-A. The determination of value or valuation under any of the provisions of this Code shall be made by the building official. The value to be used in computing the building permit and building plans review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

(2) **Plan Review Fees.** When a plan or other data are required to be submitted by Subsection (b) of Section 302, a plan review fee shall be paid at the time of submitting plans and specification for review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table No. 3-A. The Plan Review fees specified in Section 3-4(a) and are in addition to the permit fees. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table No. 3-A.

(3) Before any change in fees is effective, the Building Official shall notify the Board of County Commissioners and provide the Board with a copy of the new fees.

400.120 Additional Sections. In addition to the sections adopted herein the following chapters located in the Uniform Building Code, 1988 Edition, are also adopted as part of this Code:

(1) Appendix Chapter 38. Fire-Extinguishing Systems

400.130 Additional Specialty Codes. The following Specialty Codes are hereby adopted:

- (1) Uniform Housing Code 1988
- (2) Uniform Code the Abatement of Dangerous Buildings 1988
- (3) Uniform Sign Code 1988

**CHAPTER 401
PLUMBING CODE**

401.001 The Plumbing Code. The State of Oregon Plumbing Specialty Code, 1990 edition, is hereby adopted in its entirety, except as specifically set out herein, and shall be referred to in this chapter as "The Plumbing Code."

401.020 Fees. OAR 29-020 is amended to read:

(1) The Building Official shall from time to time recommend to the Board of Commissioners for Klamath County, Oregon, reasonable fees to be charged for inspections made, and permits issued under this ordinance. The Board of Commissioners may after notice and public hearing, adopt reasonable fees to be charged, based upon costs of making inspections as measure by the time required by the inspector to preform such duties. The order setting such new fees shall specify the effective date of such charge.

(2) Until such time as a fee schedule is adopted as above, fees for inspection and permits shall be pursuant to ORS Chapter 447 as adopted, or as herein after modified pursuant to statute.

**CHAPTER 402
ELECTRICAL CODE**

402.001 The Electrical Code. The State of Oregon Electrical Specialty Code and Administrative Rules, 1990 edition, is hereby adopted in its entirety, except as specifically set out herein, and shall be referred to in this chapter as "The Electrical Code" and is adopted in accordance with ORS 479.510 to 479.855 to be effective March 1, 1990.

402.020 Fees. (1) Subject to ORS 479.840 and pursuant to ORS 479.510 to 479.860(4); the building Official shall from time to time recommend to the Board of County Commissioners, reasonable fees to be charged for inspections made, and permits issued under this Chapter. The Board of Commissioners may after notice and public hearing, adopt reasonable fees to be charged, based upon costs of making inspections and measured by the time required by the inspector to perform such duties. The order setting such new fees shall specify the effective date of such charge.

(2) Until such time as a fee schedule is adopted as above, fees for inspections and permits shall be those

established under ORS 479.840, as presently adopted, or as herein after modified pursuant to statute.

402.100. **Issuance.** The application, plans, and specifications filed by an applicant for a permit shall be checked by the Building Official. Prior to the issuance of any electrical permit, the Building Official shall require the applicant to obtain the approval of the County Planning Department and Environmental Health Department if the building is to be served by a septic tank or similar system. The Building Official may also require the approval of such other County Departments or other agencies as he deems appropriate. If the Building Official is satisfied that the work described in an application for permit and the plans filed therewith conform to the requirements of this Code, sanitation and health requirements as stipulated by the controlling agencies, and other pertinent laws and ordinances then in effect, and that the fee specified herein has been paid, he shall issue a permit therefor to the applicant.

402.300 **Electrical service to temporary uses prohibited.** No Electrical permit shall be issued to provide service to a temporary use or structure. The following shall not be construed to be temporary uses or structures:

- (1) Construction sites
- (2) Wells.

CHAPTER 403 MECHANICAL CODE

403.001 **The Mechanical Code.** The State of Oregon 1990 Edition, Mechanical Specialty Code, based on the 1988 Edition of the Uniform Mechanical Code.

403.020 **Fees.** OAR 29-020 is amended to read:

The Building Official shall from time to time recommend to the Board of Commissioners for Klamath County, Oregon, reasonable fees to be charged for inspections made, and permits issued under this ordinance. The Board of Commissioners may after public hearing, adopt reasonable fees to be charged, based upon costs of making inspections as measured by the time required by the inspector to perform such duties. The order setting such new fees shall specify the effective date of such charge.

2. This Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency

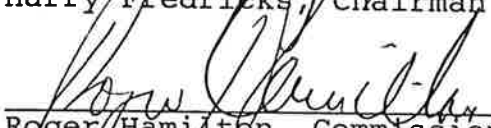
BUILDING CODE ORDINANCE adopted February 21, 1990

is declared to exist, and this Ordinance takes effect upon its passage.

BOARD OF COUNTY COMMISSIONERS



Harry Fredricks, Chairman

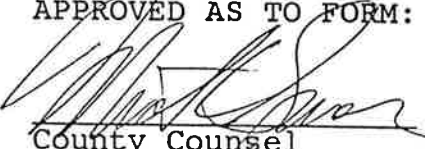


Roger Hamilton, Commissioner



Ted Lindow, Commissioner

APPROVED AS TO FORM:



County Counsel