
CODIFIED ORDINANCES OF JACKSON COUNTY

TITLE TWO - Standards

- Chap. 1420 Oregon State Structural Specialty Code, Mechanical Specialty Code, Electrical Specialty Code, Plumbing Specialty Code and Oregon Residential Specialty Code, Oregon Energy Efficiency Specialty Code, International Code Council A117.1 as Amended by the Oregon State Structural Specialty Code.
- Chap. 1424 Grading on Private Property.
- Chap. 1428 Mobile Homes.
- Chap. 1432 Dangerous Buildings.
-

CHAPTER 1420

Oregon State Structural Specialty Code, Mechanical Specialty Code, Electrical Specialty Code, Plumbing Specialty Code and Oregon Residential Specialty Code, Oregon Energy Efficiency Specialty Code, International Code Council A117.1 as Amended by the Oregon State Structural Specialty Code

EDITOR'S NOTE: This chapter, originally titled "Oregon State Structural Specialty Code and Fire and Life Safety Code," was re-titled "Oregon State Structural Specialty Code, Mechanical Specialty Code, Electrical Specialty Code, Plumbing Specialty Code and Oregon Residential Specialty Code, Oregon Energy Efficiency Specialty Code, International Code Council A117.1 as Amended by the Oregon State Structural Specialty Code" by Ordinance 2017-20, passed November 8, 2017. Any reference in these Codified Ordinances to "Oregon State Structural Specialty Code and Fire and Life Safety Code" shall be deemed to mean "Oregon State Structural Specialty Code, Mechanical Specialty Code, Electrical Specialty Code, Plumbing Specialty Code and Oregon Residential Specialty Code, Oregon Energy Efficiency Specialty Code, International Code Council A117.1 as Amended by the Oregon State Structural Specialty Code."

- 1420.01 Adoption of State Building Code and Enactment of County Building Code Laws; Authority of Building Official ATO Adopt and Publish Code.
- 1420.02 Repealed.
- 1420.03 Reference on Citations.
- 1420.04 Violations.
- 1420.05 Validity, Expiration and Suspension or Revocation of Permits.
- 1420.06 Systems Development Charge.
- 1420.95 Investigative Fee.
- 1420.99 Penalty.

CROSS REFERENCES

Adoption and amendment of State Building Code - see ORS 455.020, 455.030, 455.110, 455.675

Building officials and inspectors - see ORS 455.020, 455.150

Fees - see ORS 455.020, 455.210, 455.220; B. & H. Ch. 1448

Permits - see ORS 455.050, 455.150, 455.210, 455.685, 455.700; B. & H. 1428.03, Ch. 1448

Complaints; suspected violations - see ORS 455.070

Rural area owner-built dwellings; county exemptions - see ORS 455.330 et seq.

Uniform Building Code - see B. & H. 1424.01, 1424.02

Systems development charge - see B. & H. 1428.04; H. & S. 1860.06

1420.01 ADOPTION OF STATE BUILDING CODE AND ENACTMENT OF COUNTY BUILDING CODE LAWS; AUTHORITY OF BUILDING OFFICIAL ATO ADOPT AND PUBLISH CODE.

(a) This Chapter is enacted to enable the Jackson County Building Official to promulgate the state building code as county law and, where necessary and permissible, to enact rules providing for local administration of the state building code which, all together, is intended to govern construction, reconstruction, alteration and repair of buildings and other structures and the installation of mechanical devices and equipment therein, and to require the correction of unsafe conditions caused by earthquakes in existing buildings.

(b) The rules adopted and published pursuant to this chapter shall be at the direction and under the authority of the Building Official in full compliance with the state building code pursuant to ORS 455.010 *et sec* and related administrative rules and, once adopted by the Building Official and ratified by order of the Board of Commissioners, will be county law and enforced as such.

(Ord. 92-7. Passed 7-1-92; Ord. 97-27. Passed 8-20-97; Ord. 2003-1. Passed 1-8-03; Ord. 2004-17. Passed 12-01-04. Ord. 2005-7. Passed 5-4-05.)

1420.02 (Ord. 86-5. Passed 2-26-86; Ord. 92-7. Passed 7-1-92; REPEALED by Ord. 2017-20. Passed 11-08-17.)

1420.03 REFERENCE ON CITATIONS.

The regulations adopted in this chapter and Chapter 1424, together with the provisions of this chapter and Chapter 1424, shall, as a whole, be referred to as the Jackson County Building Code (J.C.B.C.) and it shall be sufficient, for purposes of issuance of citations, to refer to the section number of the Code thereby incorporated, followed by reference to this chapter, as follows:

Section _____, J.C.B.C., Chapter 1420 (or Chapter 1424) of the Codified Ordinances of Jackson County.

1420.04 VIOLATIONS.

It shall be a violation of this section for any person to build, construct, maintain, enlarge, alter, repair, move, change the character use of a building or structure regulated by the State Building Code, or cause any such work to be done, or to install any electrical, gas, mechanical, or plumbing systems regulated by the State Building Code or to occupy any premises, including dwellings, or other buildings or structures, unless all permits required for such premises under any prevailing law have been obtained and are in force and, if required, a certificate of occupancy has been obtained. No person shall violate or fail to comply with any of the provisions of the Oregon State Structural Specialty Code, Mechanical Specialty Code, Electrical Specialty Code, Plumbing Specialty Code, Oregon Residential Specialty Code, Oregon Energy Efficiency Specialty Code, or International Code Council A117.1 as amended by the Oregon State Structural Specialty Code as adopted in Section 1420.01 or fail to comply with a stop-work order issued pursuant to such Codes.

(Ord. 92-7. Passed 7-1-92; Ord. 2003-1. Passed 1-8-03; Ord. 2017-20, Passed 11-08-17.)

1420.05 VALIDITY, EXPIRATION AND SUSPENSION OR REVOCATION OF PERMITS.

Except as provided in subsection (d) hereof, the validity, expiration and suspension or revocation of any permit or approval issued pursuant to this Building Code (Chapters 1420 and 1424 of these Codified Ordinances) shall be governed by the following rules:

(a) Validity of Permits. The issuance or granting of a permit or an approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Building Code. No permit presuming to give authority to violate or cancel any of the provisions of this Building Code shall be valid.

(b) Expiration. Every permit issued by the County under this Building Code shall expire by limitation and become null and void if the use or work authorized by such permit is not commenced within 180 days from the date of such issuance of such permit, or if the use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such use or work can be recommenced, a new permit shall first be obtained to do so and the fee therefor shall be one-half the amount required for a new permit for such use or work, provided that no changes have been made or will be made Oregon State Structural Specialty Code in the original plans and specifications for such work, and provided, further, that such suspension or abandonment has not exceeded one year.

- (1) Any permittee holding an unexpired permit may apply for an extension of the time within which he or she may commence a use or work under that permit when he or she is unable to commence such use or work within the time required by this subsection for good and satisfactory reasons.
- (2) The County may extend the time for action by the permittee for periods not exceeding 180 days at a time upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. A permit shall only be extended more than once if the Building Official finds justifiable cause to extend further. In no case shall cumulative extension periods be for more than two years in total. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

(c) Suspension or Revocation. The County may suspend or revoke a permit issued under this Building Code whenever the permit is issued in error, or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Building Code.

(d) Parallel Provisions. This section does not apply where the validity, expiration, suspension, revocation or expiration of a permit or approval is otherwise provided for in the ordinance under which such permit or approval is issued.

(e) Effective Date. Any permit governed by this section, and issued prior to the effective date of this section, shall be treated, for purposes of this section, only as having been issued on such effective date.

(Ord. 2007-2. Passed 1-31-07; Ord. 2017-20. Passed 11-08-17.)

1420.06 SYSTEMS DEVELOPMENT CHARGE.

There is hereby imposed a systems development charge pursuant to the intergovernmental supplemental agreement, dated December 28, 1979. No permit shall be issued for development under this Building Code (Chapters 1420 and 1424 of these Codified Ordinances) until such charge is collected.

1420.95 INVESTIGATIVE FEE.

In addition to the penalty set forth in Section 202.99 of these Codified Ordinances, regardless if a citation has been issued for a violation of any of the provisions of this chapter, where a permit is then required in order to correct the condition, there shall be imposed an investigative fee for the issuance of the permit required by the ordinance under which the violation was charged. The investigative fee shall be equivalent to the permit fee but shall not exceed \$1,000. The payment of such fee by way of a penalty shall not relieve any person from fully complying with the requirements of any County code, nor from any other penalties prescribed therein. If the Building Official finds that the offender committed the violation as the result of good faith reliance upon some written assurance given by the Development Services Department, he or she may excuse the additional investigative fee provided in this Section.

(Ord. 2017-20. Passed 11-08-17.)

1420.99 PENALTY.

(a) Citations for Noncompliance with Stop-Work Orders. A citation may be issued for noncompliance with a stop-work order issued pursuant to any of the provisions of this chapter or pursuant to any other County ordinance or law.

(b) Violations as Nuisances; Injunction. A violation of any of the provisions of this chapter shall constitute a nuisance and may be enjoined by appropriate proceedings in a court of competent jurisdiction or may be the subject of any other civil remedy provided by law.

(Ord. 2003-4. Passed 1-22-03; Ord. 2007-2. Passed 1-31-07; Ord. 2017-20. Passed 11-08-17.)

EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.