

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

An Ordinance Regulating the Erection, )  
Construction, Enlargement, Alteration, )  
Repair, Removing, Removal, Conversion, )  
Demolition, Occupancy, Equipment, Use, )  
Height, Area, Siting, and Maintenance )  
of Buildings, Structures, and Mobile )  
Homes in the County of Columbia: )  
Providing Penalties for Violations; )  
and Repealing Existing Ordinances in )  
Conflict Herewith. )

NO. 204

BUILDING CODE ORDINANCE

The above matter came on regularly before the Board on the 21st day  
of May, 1975.

It appearing to the Board that, pursuant to ORS 215.110, the governing  
body of the county may enact ordinances controlling the location, construction,  
maintenance, repair and alteration of buildings and other structures and, in  
addition, ORS 203.035 to ORS 203.065 provide for the enactment of ordinances  
over matters of county concern; and

It further appearing to the Board that the Columbia County Planning  
Commission at a regular meeting held April 7, 1975 made a recommendation to  
the Board that the 1973 edition of the Uniform Building Code prepared by the  
International Conference of Building Officials, and the 1973 edition of the  
Uniform Plumbing Code prepared by the International Association of Plumbing  
and Mechanical Officials, together with certain amendments, be adopted for  
the area of Columbia County outside incorporated cities; and

It further appearing to the Board that this building code, as amended, and  
plumbing code, as amended, does conform to the standards set forth in ORS 215.055,

and that these codes do further the goals of the comprehensive plan and that the adoption of this ordinance is in the best interest of the public, and the Board, having held public hearings on this ordinance and being fully advised in the premises,

THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY ORDAINS AS FOLLOWS:

Section 1. The 1973 edition of the Uniform Building Code of the International Conference of Building Officials and the 1973 edition of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials as amended by the State of Oregon, Department of Commerce, Building Code Division, marked Exhibit "A" and Exhibit "B", attached hereto and by this reference made a part hereof, be and the same is hereby enacted as hereafter amended, for the area of Columbia County outside of incorporated cities.

Section 2. Specific sections of the 1973 Uniform Building Code shall be amended as follows:

- a. Section 402 shall be amended to include within the definition of building or structure mobile and modular homes or house boats.
- b. Section 205 is amended to read as follows:
  1. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the county, or cause the same to be done, contrary to or in violation of any of the provisions of this code.
  2. Any person, firm or corporation violating any of the provisions of this code shall be liable for civil penalty, as hereafter set forth, and such person shall be deemed liable for each and every day or portion thereof during which any violation or any of the provisions of this code is committed, continued, or permitted, and upon being adjudged liable by a court of competent jurisdiction, such person shall be penalized as follows:

- a. A penalty of not more than \$100.00 for each day of violation where the offense is a continuing offense, but such a fine may not exceed \$1,000.00.
  - b. A penalty of not more than \$500.00 where the offense is not a continuing offense.
3. The erection, construction, reconstruction, alteration, moving, demolishing, or occupancy of a building or other structure in violation of this code shall be deemed to be a nuisance.
  4. In case a building or structure is proposed to be erected, constructed, reconstructed, altered, moved, demolished, or occupied in violation of this code, the District Attorney of Columbia County, Columbia County Counsel or a person whose interest in real property of Columbia County is or may be affected by the violation, may in addition to other remedies provided by law, institute proceedings for injunctions, mandamus or abatement, or any other appropriate proceeding to prevent, by temporary or permanent injunction, abatement or removal of the unlawful erection, construction, reconstruction, alteration, moving, demolishing or occupancy.

Section 3. Building Permit Fees and Plumbing Fees

- a. Table No. 3-A, Section 303 of State Building Code is hereby adopted and restated as follows for convenience of the public:

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$5.00
\$501.00 to \$2,000.00	\$5.00 for the first \$500.00 plus \$1.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$20.00 for the first \$2,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$112.00 for the first \$25,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00

A fixture fee shall be charged for each of the following:

Sewage Ejector Pump and Sump Pump  
Backflow Prevention Devices and Anti-Pollution  
Devices  
Any trap or waste not connected to a fixture  
Special waste connections  
Each roof drain opening or downspout drain connection

- d. A fee for each mobile home permit shall be paid to the Building Official as set forth in the following table:
- |  |         |
|--|---------|
| 1. Construction (footing foundation securing system)                     | \$15.00 |
| 2. Mobile home connection to water supply and sewage disposal facilities | \$15.00 |
- e. It is intended that the above fee schedules shall correspond to the State of Oregon fee schedules as established by the Department of Commerce. Should the state increase their fee schedules, the above fees shall be increased to correspond to the state fee schedule simultaneously.

Section 4. Mobile Home Siting Regulations

- a. Each mobile home moved into or within Columbia County shall comply with the following minimum standards.
- b. All mobile home foundations and securing systems shall comply to the minimum design requirements of Chapter 23 of the Uniform Building Code.
- c. All mobile home site excavations, foundations, and retaining walls shall comply with Chapter 29 of the Uniform Building Code.
- d. Permits for siting, water supply, plumbing and sewage disposal facilities of mobile homes shall be obtained in the same manner and be subject to the same appeal procedures as provided in the Uniform Building Code.
- e. All siting work for which a permit is required shall be subject to inspection by the Building Official in the same manner as specified in Section 304.

Section 5. The 1973 Uniform Building Code hereby adopted shall be and hereby is amended by the addition of the following paragraphs:

- a. No permit shall be issued for a building or structure, the erection of which is prohibited on the proposed site by a zoning ordinance, subdivision ordinance, or by any other ordinance or law.

c. Section 29-020 (Schedule of Fees) of the 1973 edition of the Uniform Plumbing and Mechanical Code is hereby adopted and restated as follows for the convenience of the public:

1. Single Family Residence Unit Group Fixture Fees

For each single-family residence for the first bathroom, kitchen sink, hot water heater, water service, building sewer, and laundry facilities \$25.00

For each single-family residence unit of a duplex for the first bathroom, kitchen sink, hot water heater, water service, building sewer, and laundry facilities \$25.00

For each additional bathroom or portion thereof in a single-family residence unit \$10.00

For each mobile home space \$15.00

For remodeling or alterations made in existing single-family residence units, the fee shall be based on an individual fixture fee and miscellaneous fee charge.

For all other plumbing installations having a sanitary waste or potable water supply, there shall be charged fees as stipulated in the individual fixture fee and miscellaneous fee schedules contained herein:

2. Individual Fixture Fees

From 1 to 50 fixtures in the same building \$ 3.00 ea. fixture

Each additional fixture above 50 to and including 100 fixtures in the same building \$ 2.50 ea. fixture

Each additional fixture above 100 to and including 200 fixtures in the same building \$ 2.00 ea. fixture

For each additional fixture above 200 in the same building \$ 1.50 ea.

For each building sewer from the building \$10.00

For each water service to the building \$ 5.00

TOTAL VALUATION	FEE
50,001.00 to \$100,000.00	\$187.00 for the first \$50,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$287.00 for the first \$100,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 and up	\$887.00 for the first \$500,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof.

b. A portion of Section 304 of the proposed State of Oregon Mechanical Code is adopted as follows:

1. For the issuance of each permit \$3.00
2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 B.T.U.'s \$4.00
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 B.T.U.'s \$5.00
4. For the installation or relocation of each floor furnace, including vent \$4.00
5. For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater \$2.00
6. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit \$2.00
7. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code \$4.00

- b. Except when recommended by the Building Official and approved by the Columbia County Planning Commission or otherwise specified in the adopted zoning ordinance, buildings shall be set back not less than 60 feet from the center line of each road, street, or highway, or not less than 30 feet from the property lines along each road, street, or highway, whichever is greater.

#### Section 6. Plumbing, Water Supply, and Sewage

- a. Plumbing, Water supply, and sewage disposal facilities shall comply with the requirements for plumbing, water supply, and sewage disposal as they are now or hereafter may be prescribed by or pursuant to the laws and administrative rules of the State of Oregon, and the 1973 edition of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials.
- b. Permits for plumbing, water supply, and sewage disposal facilities shall be obtained in the same manner and be subject to the same appeal procedures as provided in the Uniform Building Code for construction, except that plans need to be submitted only as plot plans to show the location of buildings or structures, wells or water sources, domestic water lines, and waste disposal facilities.
- c. No Group I (dwelling or lodging houses) building, structure, or mobile home may be occupied until the plumbing, water supply and sewage disposal requirements of this ordinance and the State of Oregon are satisfied and approved by the Building Official or other appropriate inspector.

#### Section 7. Repealing Prior Ordinances

All previously adopted ordinances, resolutions or parts thereof in conflict with this ordinance, to the extent of such conflict and no further, are hereby repealed. The provisions of this ordinance shall not apply to or govern the construction of and remedy for any violation of the prior building code ordinances committed before the effective date of this ordinance, or the construction and application of any defense to enforcement of such a violation. Such a violation shall be construed and remedied according to the law existing at the time of the commission of the violation in the same manner as if this ordinance had not been enacted.

Section 8. Severability

If any provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision, and such holdings shall not affect the validity of the remaining portions thereof.

Section 9. Effective Date

This ordinance shall be in full force and effect on the 21 day of May 1975.

Enacted this 21 day of May, 1975, being the date of the second reading and second public hearing before the Board of County Commissioners for Columbia County, Oregon.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

BY Paul Johnson  
Chairman

BY C. W. Kern  
Commissioner

BY Jack Winkoff  
Commissioner

APPROVED AS TO FORM:

John F. Hunnicutt  
John F. Hunnicutt  
County Counsel

Reading

Public Hearing

First May 7, 1975

May 7, 1975

Second May 21, 1975

May 21, 1975

Vote Aye; 3

Naye: 0