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ORDINANCE NO. 1364

AN ORDINANCE ADOPTING THE STATE STANDARDS APPLICABLE TO BUILDINGS PROVIDING FOR CITY ADMINISTRATION, DECLARING FIRE ZONES, CREATING A BOARD OF APPEALS, PROVIDING PENALTIES FOR VIOLATIONS, AND DECLARING AN EMERGENCY.

THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 1: Standards Applicable to Building. In addition to compliance with this and other ordinances of the City of Hood River building and related activities shall comply with provisions of each of the specialty codes making up the State Building Code adopted by the Director of the State Department of Commerce and the Fire and Safety Code adopted by the State Fire Marshall as these codes are constituted on July 1, 1974 and thereafter. No person shall conduct building or related activities without compliance with these standards within the City of Hood River.

Section 2: City Code Administration. The City shall provide for the administration of a plan checking, building permit, and inspection program for structural and mechanical work, but not for plumbing and electrical work. The City program is applicable to public buildings including state building, as well as private building.

Section 3: Fire Zones. In accordance with the provisions of the state building code for recognition of local fire zones and in particular, Section 1601 of the structural specialty code, the City of Hood River is by Ordinance No. 1344 (76) adopted January 28, 1974 divided into Fire Zone Nos. 1, 2, and 3, with each said zone to have the boundaries as set forth in said ordinance and which by reference is also made a part of this ordinance.

Section 4: Agricultural Buildings. Chapter 15, Agricultural Buildings of the Appendix to the 1973 addition of the Uniform Building Code published by the International Conference of Building Officials, rather than as Chapter 15 as set forth in page 635 of the State Structural and Specialty Code shall be in effect in the City of Hood River.

Section 5; Excavation and Grading. Chapter 70, Excavation and Grading, of the Appendix to the 1973 addition of the Uniform Building Code, published by the International Conference of Building Officials shall be in effect in the City of Hood River.

Section 6: Local Interpretation. In addition to the provisions of Section 106 of the structural specialty code and similar provisions of other specialty codes, the building official may prove a material or method of construction not specifically prescribed by this ordinance provided he finds that the proposed design is satisfactory and that the material, method or work offered is for the purpose intended, at least the equivalent of that specifically prescribed by this ordinance in quality, effectiveness, fire resistance, durability, safety, and emergency conservation, and the Director of the Department of Commerce has not issued a report disapproving the material or method for the purpose. The building official may refer to the proposed design to the City Board of Appeal as provided in Section 204 (a) of Structural Specialty Code, and a person affected by ruling of the building official may appeal such ruling to the Board of Appeal within 30 days of the date of ruling. The provisions of this Section shall not be interpreted to preclude a person from requesting a ruling from the Director of the Department of Commerce prior to the submitting of an application to the City for permit, or after withdrawing previously submitted application.

Section 7: Unsafe Buildings. The law referred to in Section 203 of the structural specialty code is the ordinance of the City of Hood River providing for the abatement of public nuisances.

Section 8: Board of Appeals. For application in the City, of Hood River, subsection A of Section 204 of the structural specialty code in subsection A of section 203 of the mechanical specialty code are replaced with the following:

In order to determine the suitability of alternate materials and methods of construction and provide for reasonable interpretation of the provisions of standards applicable to

buildings and related activities administered through this City), there is created a Board of Appeals consisting of five (5) voting members who are qualified by experience and training to pass upon matters pertaining to building and related activities. The building official shall be an ex officio non-voting member and shall act as Secretary of the Board. The Board of Appeals shall be appointed by the Council and hold office at its pleasure. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the building official with a duplicate copy to the appellate. The administrator of the State Building Code Division shall be furnished a copy of decisions interpreting State Building Code requirements.

Section 9: Violations and Penalties. 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 city, or cause the same to be done, contrary to or in violation of any of the provisions of the ordinance.

Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of an offense, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this ordinance is committed, continued, or permitted, and upon conviction of any such violation such persons shall be punishable by a fine of not more than \$500.00 or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.

Section 11: Separability . If any provision of this Ordinance or application thereof to any person or circumstances is held invalid, the remainder of this ordinance and application of such provisions to other persons or circumstances shall not be affected thereby.

Section 11: Emergency. That in as much as this ordinance is necessary for the immediate preservation of the public health, peach, and safety of the City of Hood River and it's inhabitants and in order to provide as speedily as possible, uniform building standards for the City of Hood River, an emergency is hereby declared to exist and this ordinance shall be in full force and effect immediately upon it's passage and approval by the mayor.

Read for the first time: December 23, 1974.

Read for the second time: December 30, 1974.

PASSED by the Council of the City of Hood River
this 30th day of December, 1974.

Sally M. Buyers
City Recorder

APPROVED by the Mayor of the City of Hood River
this 30th day of December, 1974.

William J. Patton
Mayor