

City of Durham, Oregon

RESOLUTION NO. 697-26

A RESOLUTION OF THE DURHAM CITY COUNCIL ADOPTING BUILDING CODE STANDARDS FOR THE CITY OF DURHAM, OREGON

WHEREAS, the City of Durham ("City") adopted Ordinance 275-26 establishing an ordinance, which allows the City of Durham to adopt by resolution the State of Oregon building codes updates developed by the State Building Codes Division (BCD); and

WHEREAS, BCD has published online the updated Specialty Codes for adoption; and

WHEREAS, pursuant to adopting Ordinance 275-26, the City repealed existing building codes enacted by ordinance; and

WHEREAS, the City further desires to repeal and replace Resolution 684-25 in order to update the City's adopted building code standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DURHAM, OREGON as follows:

1. Durham City Council hereby adopts the following codes as the standards for review of all applications for building and related permits for the construction, reconstruction, maintenance and repair of structures within the City, all as adopted by the Administrator of the State Building Code Division:
 - A. The 2025 Oregon Structural Specialty Code (OSSC);
 - B. The 2025 Oregon Mechanical Specialty Code (OMSC);
 - C. The 2023 Oregon Residential Specialty Code (ORSC);
 - D. The 2023 Oregon Plumbing Specialty Code (OPSC);
 - E. The 2025 Oregon Fire Code (OFC), as adopted by State Rule 837-040-0010 and as adopted and enforced by Tualatin Valley Fire and Rescue or other applicable fire official;
 - F. The 2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC);
 - G. The 2025 Oregon Energy Efficiency Specialty Code (OEESC);
2. The City further elects to adopt by reference the following optional provisions contained in Sections R101.2.2 of the 2023 Oregon Residential Specialty Code (ORSC) and 101.2.1 2025 Oregon Structural Specialty Code (OSSC) as part of the City's Standards Applicable to the Building Code.
 - A. Retaining Walls: Retaining walls that are over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall and that support a surcharge. Retaining walls that support an ascending slope exceeding 3:1 or that support a non-soil surcharge.
 - B. Tanks that are located exterior to and not attached to or supported by a regulated building.
 - C. Ground-mounted photovoltaic systems over ten feet in height measured to the highest point of the installation or where public access is permitted beneath the structure.
 - D. Freestanding radio, television, and other telecommunication antennae and towers, not attached to or supported by a regulated building.

- E. Cellular phone, radio, television and other telecommunication and broadcast towers that are not attached to or supported by a regulated building.
 - F. Flagpoles not attached to or supported by a regulated building, and which are over 25 feet in height.
3. Locally Adopted Demolition, Grading, Excavation and Fill Standards.
 To the extent demolition, grading, excavation, or fill activities are not otherwise regulated under the statutory authority of the State Building Code, the City locally adopts the following standards pursuant to its home rule authority and other applicable local authority.
- A. Demolition: A demolition permit shall be required before any person demolishes a building, structure, regulated appurtenance, or portion thereof when a permit is required by this ordinance, the Durham Development Code, an adopted resolution, or other applicable law. Demolition permits may be conditioned on compliance with applicable state and federal requirements, including asbestos, lead-based paint, erosion control, utility disconnection, right-of-way protection, and site restoration requirements.
 - B. Appendix J – Grading: Appendix J of the adopted edition of the Oregon Structural Specialty Code, together with the corresponding Appendix J provisions of the 2024 International Building Code, except as modified below:
 - a. Delete: Section J103.2 Exemptions. Delete item 1
 - b. Revise: Section J103.2 Exemptions. 1. 100 cubic yards, or 1 foot of depth for fill.
 - c. Add: Section J109.5 Drainage. Drainage shall be provided as required by the geotechnical evaluation. The design and construction of drainage systems shall be in accordance with the applicable requirements of the Oregon Plumbing Specialty Code. Drainage system discharge shall be to an approved location.
 - d. Revise: J110.1 General. Delete former and add: J110.1 General. Erosion Control measures shall be installed and maintained in accordance with Clean Water Services Standards for Erosion Prevention and Sediment Control (EPSC) requirements for the duration of a project.
4. Resolution No. 684-25 is hereby repealed and replaced in its entirety.
5. This Resolution shall take effect immediately upon its passage by the City Council.

PASSED AND ADOPTED by the City of Durham, Washington County, Oregon this 26th day of May 2026.

CITY OF DURHAM

BY:

Joshua Drake, Mayor

ATTEST:

Jordan Parente, City Administrator / Recorder