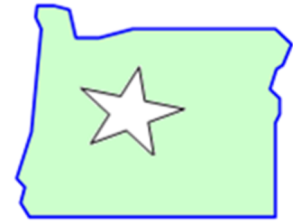




# Central Oregon Chapter of the International Code Council



## REGULAR BUSINESS MEETING AGENDA – Thursday, August 10th, 2023

**President:**

*Alex Sabin*

**Vice-President:**

*Laurie Wilson*

**Secretary:**

*Jeremy Faircloth*

**Treasurer:**

*Sean Malone*

**Past President:**

*Aaron Yuma*

*Todd Mallette*

*Randy Scheid*

*Lisa Weishoff*

*Gary Lampella*

**Meeting Location:**

Pappy's Pizzeria

Redmond, OR

1655 NW 6th

**Time & Date:**

*Thursday*

*8/10/2023*

*11:30-12:30*

*Committed To Furthering  
Building Safety Through  
Education*

**CALL MEETING TO ORDER**

**ROLL CALL OF OFFICERS**

**APPROVAL OF MINUTES**

No minutes to approve, presentation by Goliath Tech Helical Piles 6/8/2023. July meeting cancelled.

**COMMUNICATIONS**

**TREASURE'S REPORT**

**EDUCATION COMMITTEE**

**OUTREACH COMMITTEE**

**WEBSITE COMMITTEE**

**OLD BUSINESS**

**CODE DISCUSSION/SPEAKER**

-Conditioned crawl spaces. State e-mail dated 7/25/2023 (attached).

-Permit activity level (specific projects to highlight?)

-Middle-housing developments

-Houseless support developments

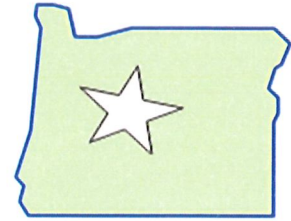
-General roundtable discussion

- Letter of support: Candidacy for the Secretary/Treasurer position on the ICC Board of Directors  
James W. Sayers – ICC Board Director at Large – City of Oregon City Building Official

**ADJOURN**



Central Oregon Chapter  
of the  
International Code Council



Sign In Sheet- June 8th, 2023

Name	Jurisdiction	E-mail
Michael Monen	City of Bend	mmonene@bendoregon.gov
FIELDER FITZSIMMONS	" " "	ffitzsimmons@bendoregon.gov
Andrew Auen	Auen Design	ANDDESIGN@BENDOREGON.GOV
Jerry Waugh	City of Bend	Jwaugh@bendoregon.gov
Wade Palmer	City of Bend	wpalmer@bendoregon.gov
Joby Alexander	City of Bend	jalexander@bendoregon.gov
Randy Scheid DC		RANDYS@DESCHUTES.ORG
Sean Malone		SMALONE@BENDOREGON.GOV
HENDRA COLE	CITY OF BEND	HCOLE@BENDOREGON.GOV
Brad Mandala	COB	BMANDALA@BENDOREGON.GOV
Joe McClay	COB	JMCCLAY@BENDOREGON.GOV
Ramon Fajardo	COB	RFajardo@bendoregon.gov
Don Johnson	COB	djohnson@bendoregon.gov
Chris Walker	COB	CWALKER@BENDOREGON.GOV
Alex Sabin	COB	alex.sabin@redmondoregon.gov

## Alex Sabin

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**From:** ROCCO Anthony J \* DCBS <Anthony.J.ROCCO@dcbs.oregon.gov>  
**Sent:** Tuesday, July 25, 2023 3:31 PM  
**To:** randy.scheid; \_CDD Bldg Division; \_CDD All Techs; HEIZER Mark R \* DCBS  
**Cc:** Alex Sabin; Jeremy Faircloth; Randy Davis; Allan Brown; Joseph McClay (jmcclay@bendoregon.gov); bmandal; Jay Denny; Terry Weitman; Joseph Howard; MCKAY Wendy A \* DCBS; MCMULLEN Eric T \* DCBS; WILLIAMS Jeremy G \* DCBS; THOMAS Kelly I \* DCBS  
**Subject:** RE: Conditioned crawlspace mold issues.

This email originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content.

Good afternoon all,

Thanks for including me above, and apologies for the delay – as you know, this time of year is filled with end of session happenings, vacations, and often adoption/publishing processes (such as the 23 iteration of the ORSC).

Historically, similar issues have been addressed around our state through general recommendations during inspections, and even specific site visits regarding solutions and code expectations – from a cite-it path perspective. I think that’s a key to the broader consideration; what is the cite-it path and the baseline intent of the statewide code.

First, without being a mycologist or possessing a similar scientific background – our general recommendation is to consider steering clear of classifying “mold” or specifically recommending any particular measures be taken to abate a particular “mold.” As Randy noted, folks often get excited when they hear the word “mold” and in our region there are countless varieties of surface growth, or BOG – biological organic growth. Until the surface growth is tested by an expert, it may be prudent to resist calling it “mold” or “black mold” or anything similar.

Where unique site conditions and weather exposure during material sourcing and/or construction lead to surface growth or other visible irregularities in building materials, there are some potential tools in the cite-it tool box. I have outlined those in the chain below. As described, our recommendation would be to obtain tangible documentation from the owner/builder, or builders, and stakeholders in your respective areas of service, addressing the measures they plan to take to remediate the surface irregularities for the project file.

If upon inspection the framing member(s) have been addressed according to the tangible documentation and customer’s approach, (and assuming no violations or corrections are present) then the issue could be considered resolved and documented. The administrative provision from rule that is most overarching, based on the information provided, is ORSC R104.9:

**R104.9 Approved materials and equipment.** Materials, *equipment* and devices *approved by the building official* shall be constructed and installed in accordance with such approval.

**R104.9.1 Used materials and equipment.** Used materials, *equipment* and devices shall not be reused unless *approved by the building official*. Used or salvaged dimensional lumber shall be permitted to be used in accordance with all of the following:

1. Used or salvaged dimensional lumber shall be in generally good condition and free of any obvious areas of decay.

Here's related model opinion commentary for general reference purposes:

❖ The code is a compilation of criteria with which materials, equipment, devices and systems must comply to be suitable for a particular application. The building official has a duty to evaluate such materials, equipment, devices and systems for code compliance and, when compliance is determined, approve the same for use. The materials, equipment, devices and systems must be constructed and installed in compliance with, and all conditions and limitations considered as a basis for, that approval. For example, the manufacturer's instructions and recommendations are to be followed if the approval of the material was based even in part on those instructions and recommendations.

The approval authority given the building official is a significant responsibility and is a key to code compliance. The approval process is first technical and then administrative and must be approached as such. For example, if data to determine code compliance are required, such data should be in the form of test reports or engineering analysis and not simply taken from a sales brochure.

Depending on the design specifics and framing – here are a couple of potential peripheral considerations:

- The code (and national standards e.g. NDS) requires a maximum of 19% MC – with the intent of that maximum being necessary to develop associated design values. Depending on the project specifics, additional investigation by the DPOR/builder/owner may be necessary to confirm the design is sustained. More on submitting the MC cert below.
- DOC PS20 (Ch 6) has detailed storage/handling/MC content requirements related to obtaining a grade. If the lumber has been exposed for an extended period of time and not properly covered, stored or handled – the grade may be void. For engineered products, similar design specifics apply – the joist (or sim.) manufacturer can always be consulted in unique instances.

With respect to observed/potential surface irregularities during an underfloor or rough framing inspection, there are no specific code provisions addressing “mold”, but you have broad flexibility via R104.9 above to make a determination based on the site specific conditions and your professional opinion (and extensive



experience). There is no one-size-fits-all approach for this issue, and it will likely always be case by case determination, depending on project/site specific conditions and up to [you] the Building Official having authority to make the final call.

As noted above, and as you all know, Sections R109.1.4.1 and R318.2 are great citations to fall back on in these or similar conditions. They are the result of the CCTF work, as directed by our legislature, and are relevant to site progress. “All moisture-sensitive wood framing” is intentionally broad – and the noted 19% MC aligns with the national model and design standards for assumed capacity/design value development, as mentioned above.

**R109.1.4.1 Moisture content.** After the framing inspection and prior to the installation of interior finishes, the *building official* shall be notified in writing by the general contractor that all moisture-sensitive wood framing members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.

**R318.2 Moisture content.** Prior to the installation of interior finishes, the *building official* shall be notified in writing by the general contractor that all moisture-sensitive wood framing members used in construction have a moisture content of not more than 19 percent of the weight of dry wood framing members.

Regardless of the path selected by the customer/owner/builder, you have the authority to require investigation, additional tests beyond the MC, documentation, etc., where the condition and adequacy of materials are determined locally to be in question. Ultimately, the customer/builder has the responsibility to demonstrate compliance with the noted provisions above – and arrive at an approach or methodology to do so.

Specific to the unvented crawl designs, the following may be paths for the customer to consider:

- Until the drying method (HVAC or other) is active, use heaters or dehumidifiers (pumped) in the crawlspace to dry the space out, possibly including a continuous circulation method in the space. Dehumidifiers are codified in R408.3 Item 2.3 and are widely used in other areas of the nation – post CofO.
- Scheduling the old fashioned way...foundation work at end of rainy season. Using dry sourced materials, or materials which have been dried in a shop/etc., after purchase. In many states, particularly those with harsh winter seasons, this is a more standard practice. It could be that the builder decides to reconsider their scheduling relative to unvented crawl designs.
- Incorporating site tenting into their standard operations. Temporary construction tents (partial or entire site) are more common in other states particularly for smaller sites, and could possibly be considered as a solution component in our region.

Lastly, while it's the customer's responsibility to identify a solution and demonstrate compliance (including the MC cert citable path) we always recommend documenting, documenting, documenting. Where it is a significant site-specific concern, consider using R110.3 Item 9 to document conditions, remedies selected by the builder, and/or any associated project specifics – for the life of the building.

I hope this general information is helpful.

I've added our technical team to the list above for consistent communication purposes. As always, please feel free to give us a shout at your convenience if you'd like to discuss this or any other code matters.

Thanks and regards,  
Tony



Oregon  
Building  
Codes  
Division

**Tony Rocco - Structural Program Chief**

503.910.1678

[www.oregon.gov/bcd](http://www.oregon.gov/bcd)

*"Working with Oregonians to ensure safe building construction while supporting a positive business climate."*

[anthony.j.rocco@dcbs.oregon.gov](mailto:anthony.j.rocco@dcbs.oregon.gov)

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**From:** Randy Scheid <Randy.Scheid@deschutes.org>

**Sent:** Thursday, July 13, 2023 9:28 AM

**To:** \_CDD Bldg Division <CDDBldgDivision@co.deschutes.or.us>; \_CDD All Techs <CDDAllTechs@co.deschutes.or.us>;

ROCCO Anthony J \* DCBS <Anthony.J.ROCCO@dcbs.oregon.gov>; HEIZER Mark R \* DCBS

<Mark.R.HEIZER@dcbs.oregon.gov>

**Cc:** 'Alex Sabin' <alex.sabin@redmondoregon.gov>; Jeremy Faircloth <jeremy.faircloth@co.jefferson.or.us>; Randy Davis

<randy.davis@co.crook.or.us>; Allan Brown <abrown@co.klamath.or.us>; Joseph McClay (jmcclay@bendoregon.gov)

<jmcclay@bendoregon.gov>; 'Brad Mandal' <bmandal@bendoregon.gov>; Jay Denny <jdenny@bendoregon.gov>; Terry

Weitman <Terry.Weitman@crookcountyor.gov>; 'Joseph Howard' <joseph.howard@redmondoregon.gov>; MCKAY

Wendy A \* DCBS <wendy.a.mckay@oregon.gov>

**Subject:** Conditioned crawlspace mold issues.

All,

During a recent meeting with the local jurisdictions (COBO) and a BCD representative, we were informed that a local jurisdiction was allowing stem wall vents to be installed in a planned conditioned crawl space to mitigate mold growth during the construction process and then filled in prior to occupancy.

Even with multiple fans running full time during the construction process, we are being told by contractors in our jurisdiction that mold growth is an issue since there is no path for the moisture to escape the crawl space during the construction process.

Due to the litigious nature of mold issues in the built environment, we are currently discussing what we will allow/require, as far as the ultimate sealing of these temporary construction vents, acceptable sealing material, designs, notifications..., to allow construction vents in conditioned crawls in our jurisdiction.

Thoughts?, Ideas?, Comments?

Thanks,  
Randy.



**Randy Scheid | Building Official**

**DESCHUTES COUNTY COMMUNITY DEVELOPMENT**

117 NW Lafayette Avenue | Bend, Oregon 97703

Tel: (541) 317-3137



Let us know how we're doing: [Customer Feedback Survey](#)

*Enhancing the lives of citizens by delivering quality services in a cost-effective manner.*

*Every Time Standards*

*We respond in a timely and courteous manner, identifying customer needs and striving for solutions.*

*We set honest and realistic expectations to achieve optimum results.*

*We provide knowledgeable, timely, professional, respectful service.*

*We take ownership of customers' needs and follow through.*

*We value our customers and approach them with an open mind.*

Dear ICC Chapter Leader,

I am reaching out to you as a Chapter Leader to request your support in the form of a Letter of Support for my candidacy for the Secretary/Treasurer position on the ICC Board of Directors. I have served as a Director at Large since October 2018 and have had the great fortune to be a part of the exponential growth of the Code Council during this time period. I have had the privilege to serve alongside some great Board Directors from whom I have learned a great deal.

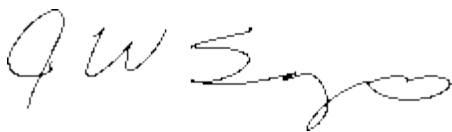
I have had the opportunity to serve on the following ICC Board committees: Budget Committee, Audit Committee, CEO Evaluation Committee, Bylaws Committee, Awards Committee, and Resolutions Committee. Each of these experiences have helped to mold me to be a better Board member each year. I have also been the ICC Board Liaison to chapters in Oregon, Washington, Northern California, Nevada, Idaho, Tennessee, Kentucky and West Virginia. My Committee Liaisons have been to the Sustainability Membership Council and the Fire Service Membership Council. Through all of these experiences I have had the pleasure of getting to know many of the leaders in our industry and built many great relationships. The ICC members are the backbone of the Code Council and I recognize that balancing the needs of the Code Council and the Membership is what helps both remain strong and supported.

Prior to my ICC Board service I was active with the Oregon Building Officials Association and ICC Region II, where the region was honored to receive the Region Spotlight Award during my tenure as Region II President.

I believe that my record shows that I have the knowledge, ability, energy and desire to serve the Code Council and the Members well on the ICC Board Executive Committee.

I would consider it an honor to receive a letter of support from your Chapter. I truly feel that as an ICC Board Director, it is my duty to be well informed and diligent. My pledge to you and all ICC members is that I will give every effort to perform the duties of Secretary/Treasurer with honor and integrity.

Respectfully,

A handwritten signature in black ink, appearing to read "J W Sayers". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

James W. Sayers – ICC Board Director at Large – City of Oregon City Building Official



James W. "Jim" Sayers  
19394 Alvaro Lane  
Oregon City, OR 97045  
C: 503-703-3554 W: 971-336-0757  
[Wilsonsayersoo@gmail.com](mailto:Wilsonsayersoo@gmail.com)  
[jsayers@iccafe.org](mailto:jsayers@iccafe.org)



**OBJECTIVE:** City of Oregon City  
Building Official

**PERSONAL:** Married (Debbie), 5 adult children

**EDUCATION:** Ontario HS, Ontario, OR  
Treasure Valley CC, Ontario, OR – Pre-Architecture  
Oregon State University, Corvallis, OR – Pre-Architecture  
Arizona Automotive, Glendale, AZ – Architectural Drafting & Design –  
Graduated December 1981

**EXPERIENCE:**

- |            |  |
|------------|--|
| Current    | City of Oregon City, Oregon. Building Official. Overall administration of Building Department operations, including supervision, department budget, policy, operating plan, Etc. Integral part of Development Services team. Also perform inspections and plan review as needed.   |
| 10/15-4/22 | Clackamas County, Oregon. Commercial Plans Examiner performing reviews for Structural, Life Safety, Mechanical & Fire Systems  |
| 3/10-10/15 | City of Tualatin, Oregon. Building Official. Overall administration of Building Department operations, including supervision, department budget, policy, operating plan & management team. Also performed inspections and plan review.   |
| 3/05-3/10  | City of Tualatin, Oregon. Building Inspector II performing Residential and Commercial inspection and plan review.  |
| 3/03-3/05  | City of Baker City, Oregon. Building Official. Overall administration of Building Department operations for seven City jurisdictions within Baker County as well as unincorporated Baker County. Inspection and Plan Review for all types of structures. Duties included department budget, policy, operating plan, fee structures, addressing & intergovernmental agreements. |
| 8/98-3/03  | City of Redmond, Washington. Building Inspector II, promoted to Plans Examiner. Inspection of all types of Construction covering Building, Mechanical & Plumbing disciplines. Plan review of same.   |
| 7/96-8/98  | City of Bothell, Washington. Building Inspector I. Building, Mechanical & Plumbing inspections.  |

- 7/90-7/96 Sayers Designs – Baker City, OR. Building Designer/Owner. Design and specification of custom homes, commercial buildings and contract drafting for Engineering and Architectural firms. Performed home inspections and consulted with government agencies regarding historic renovation and accessibility upgrades. Contract plan review services.
- 3/87-7/90 Hanley Engineering – Baker City, OR. Draftsman & Engineering Technician
- 7/85-3/87 Sayers Designs – Baker City, OR. Building Designer, Carpenter, Owner.
- 3/84-7/58 Alan Mitchell Architect – Baker City, OR. Drafting and Building Design

**COMMITTEE & SERVICE**

**Previous:** Jr. Kiwanian, Church Youth Officer, FFA Chapter Officer, Student Council, Senior Class Officer, Church Usher, Trustee & Deacon, AWANA club Director, Middle School Coach, Historic District Design Review Commission, Baker Co. Community Development Corporation, YMCA Youth Sponsor and Coach, 2012 ICC ABM Planning Committee, 2017 ICC Nominating Committee, IAS Board of Directors, ICC Compliance Code Action Committee – Vice Chair, ICC Healthcare Committee, ICC EDC – Commercial Building Exam Development, ICC BOMC – Higher Education Task Group, ICC Region II – Sec, Treas, VP, Pres. & Past President, OBOA Codes Committee, NFPA – Building Code Development Committee, WPLBO – Region II Representative, ICC Board Committees & Liaisons - Audit Committee, CEO Evaluation Committee, Honorary Member Committee, Bylaws Committee (chair), Liaison to Chapters in Tennessee, Kentucky, West Virginia, Region I, Region XI Fire Service Membership Council, ISPSC CLA, AIA Net Zero Advocacy Group

**Current:** OBOA Education Committee, ICC Board Committees & Liaisons - Budget Committee, Resolutions Committee, Liaison to Chapters in Oregon, Washington, Northern California, Region II, Region I, Sustainability Membership Council, California Building Safety Group, ISPSC CLA, BOMA, AIA, NAHB, IA EI (Oregon/Idaho)

**CERTIFICATIONS:**

<b><u>ICC:</u></b>	Building Inspector Plumbing Inspector	Mechanical Inspector Plans Examiner
<b><u>OREGON:</u></b>	Building Official Comm. Mechanical Inspector FLS Plans Examiner Residential Mechanical Inspector Residential Plans Examiner Manuf. Dwelling Install. Inspector	Comm. Building Inspector Comm. Plans Examiner Residential Building Inspector Residential Plumbing Inspector Park & Camp Inspector

**AWARDS:**

2013	City of Tualatin – Bling Award for Outstanding Service
2016-17	OBOA Plans Examiner of the Year
2017	ICC Region II – Dedication & Service Award

2017

ICC Spotlight Region of the Year (during Presidential tenure)