



## CITY COUNCIL AGENDA

March 16, 2026 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

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### PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

YouTube: <https://youtube.com/c/cityofwilsonvilleor>

Zoom: <https://us02web.zoom.us/j/81536056468>

### TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with the City Recorder:

[CityRecorder@wilsonvilleoregon.gov](mailto:CityRecorder@wilsonvilleoregon.gov)

Individuals may submit comments online at: <https://www.wilsonvilleoregon.gov/SpeakerCard>

via email to the address above, or may mail written comments to:

City Recorder – Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

### CITY COUNCIL MISSION STATEMENT

*To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.*

### REVIEW OF AGENDA AND ITEMS ON CONSENT [5:30 PM]

### COUNCILORS' CONCERNS [5:35 PM]

### PRE-COUNCIL WORK SESSION [5:40 PM]

A. [Town Center Urban Renewal Feasibility \(Lorenzen\) \[30 min\]](#)

B. Building Code Adoption (Carlson) [20 min]

### ADJOURN [6:30 PM]

### CITY COUNCIL MEETING

*The following is a summary of the legislative and other matters to come before the Wilsonville City Council a regular session to be held, March 16, 2026 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10:00 a.m. on March 3, 2026. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered there with except where a time limit for filing has been fixed.*

**CALL TO ORDER [7:00 PM]**

1. Roll Call
2. Pledge of Allegiance
3. Motion to approve the following order of the agenda.

**MAYOR'S BUSINESS [7:05 PM]**

4. Upcoming Meetings (Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>)

**COMMUNICATIONS [7:10 PM]**

**CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS [7:10 PM]**

*This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.*

**COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS [7:25 PM]**

5. Council President Berry
6. Councilor Cunningham
7. Councilor Shevlin
8. Councilor Scull

**CONSENT AGENDA [7:45 PM]**

9. [Resolution No. 3245](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Autumn Park Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc. \(Smith\)](#)

10. [Resolution No. 3246](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Charleston Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc. \(Smith\)](#)

11. [Resolution No. 3247](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Creekside Woods LP, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc.\(Smith\)](#)

12. [Resolution No. 3248](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Rain Garden Limited Partnership, A Low-Income Apartment Development Owned And Operated By Caritas Community Housing Corporation. \(Smith\)](#)

13. [Resolution No. 3249](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Wiedemann Park, A Low-Income Apartment Development Owned And Operated By Accessible Living, Inc. \(Smith\)](#)

14. [Resolution No. 3250](#)

[A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Vuela apartments operated by Level Field Community Development Corporation. \(Smith\)](#)

15. [Resolution No. 3252](#)

[A Resolution Of The City Of Wilsonville Adopting The Structural Specialty Code, The Mechanical Specialty Code, The Energy Efficiency Specialty Code, The Fire Code, And Repealing The Prior City-Adopted Structural Specialty Code, Mechanical Specialty Code, Energy Efficiency Specialty Code, And Fire Code. \(Carlson\)](#)

16. [Minutes of the March 2, 2026 City Council Meeting. \(City Recorder\)](#)

**NEW BUSINESS [7:50 PM]**

**CONTINUING BUSINESS [7:50 PM]**

17. [Ordinance No. 901 - 2nd Reading \(Legislative Hearing\)](#)

[An Ordinance Of The City Of Wilsonville Adopting The 2026 Economic Opportunities Analysis \(EOA\) And The Accompanying Economic Development Strategy \(EDS\) As A Sub-Element Of The Wilsonville Comprehensive Plan. \(Myers/Lorenzen\)](#)

**PUBLIC HEARING [7:55 PM]**

18. [Resolution No. 3229](#)

[A Resolution Establishing And Imposing Just And Equitable Sewer User Fees And Repealing Resolution No. 2325 And Resolution No. 1987. \(Weigel\)](#)

**CITY MANAGER’S BUSINESS [8:20 PM]**

**LEGAL BUSINESS [8:25 PM]**

**ADJOURN [8:30 PM]**

**INFORMATIONAL ITEMS – No Council Action Necessary**

[City Manager Reports](#)

*Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Kimberly Veliz, City Recorder at 503-570-1506 or [cityrecorder@wilsonvilleoregon.gov](mailto:cityrecorder@wilsonvilleoregon.gov): assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.*

*Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-570-1506*



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> March 16, 2026		<b>Subject:</b> Town Center Urban Renewal Feasibility	
		<b>Staff Member:</b> Matt Lorenzen, Economic Development Manager	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		<b>Comments:</b> N/A	
<b>Staff Recommendation:</b> N/A			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities: Goal 4: Communications and Engagement		<input checked="" type="checkbox"/> Adopted Master Plan(s): Town Center Plan	
		<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

Does Council wish to direct staff to continue refining an urban renewal feasibility scenario for the Town Center planning area in preparation for a potential November 2026 ballot measure? If so, which scenario or alternative set of assumptions should guide that work?

**EXECUTIVE SUMMARY:**

Background

In 2023 and 2024, Staff convened the Urban Renewal Task Force (URTF) and consultants, Tiberius Solutions and Elaine Howard Consulting LLC, to develop a thorough Feasibility Study for the potential establishment of a new urban renewal area in the Town Center planning area (Town Center), which encompasses the properties within and adjacent to Town Center Loop.

Staff made presentations and sought direction regarding the ongoing Study, as well as the creation of a ballot title regarding Town Center Urban Renewal at the following City Council meetings: (hyperlinks)

[June 19, 2023](#)

[December 4, 2023](#)

[July 17, 2023](#)

[December 18, 2023](#)

[September 18, 2023](#)

[January 18, 2024](#)

[October 2, 2023](#)

The Council referred the question to voters on January 18, 2024 (Resolution No. 3099). Measure 3-605 appeared on the May 21, 2024 Primary Election ballot. [The full text of the ballot title can be accessed here.](#)

Measure 3-605, an advisory measure, failed by 54 votes. 49.6% Yes / 50.4% No

County	Total Cast	Yes	No	Undervotes
<a href="#">Clackamas</a>	6,154	3,040	3,114	344
<a href="#">Washington</a>	68	44	24	6
<b>Total</b>	<b>6,222</b>	<b>3,084</b>	<b>3,138</b>	<b>350</b>

An **undervote** occurs when a voter chooses not to vote on a particular contest or measure, even though they cast a ballot in the election.

After the election results were certified, the City Council determined to take no further action regarding Town Center urban renewal and left the question for the next City Council.

In January 2025, Mayor O’Neil and Councilors Cunningham and Shevlin were seated. At the biannual goal setting retreat, the City Council set a goal to “develop and conduct education and outreach campaign on Town Center Plan, Urban Renewal, and other infrastructure funding sources” in order to inform policy-making on those same issues.

The City has conducted outreach in recent months through surveys and focus groups. The Council has also heard from residents through public comment at Council meetings. On March 2, 2026 Council approved a public communications plan and directed staff to implement the plan in order to educate residents about the Town Center Plan and Urban Renewal (aka Tax Increment Financing). The communications strategy is guided by feedback staff, consultants, and Council have heard from the public. That work will be kicking off soon.

Staff seeks Council direction on whether to begin preparing for a potential Town Center Urban Renewal ballot measure in the November 2026 election. This work would include revising the [2023 Town Center Urban Renewal Feasibility Study](#).

### Current Work Rationale

Public outreach conducted in Fall 2025 has revealed general themes and areas of concern. Experience during the May 2024 election campaign was also informative. In particular, some residents have expressed concern about residential unit counts, building heights, and density of future development in Town Center.

The Council is seeking to address community members' concerns about the maximum allowable height of buildings that could be developed within Town Center. At the March 2, 2026 meeting of the Wilsonville City Council, the Council authorized a process to review and consider revisions to Wilsonville Town Center zoning code that pertain to a provision allowing waivers to maximum building height in some circumstances.

Staff also understands there is concern about a figure that appeared in the 2023 Town Center Urban Renewal Feasibility Study—4,179—a defensible number of residences that could be constructed over the next 30 years. That figure differs from another in the 2019 Town Center Plan, which forecasted some 1,680 units. The City has clarified the distinction, noting that the 2019 Plan reflects a prediction of what market forces alone may deliver, while the 2023 Feasibility Study is more reflective of development capacity when public investments in the area stimulate private development and economic growth. This approach is typical for financial and infrastructure planning. Even so, concern about the 4,179 figure remains, and staff is revisiting the Feasibility Study assumptions to test more conservative development scenarios. This work is especially timely considering the ongoing work to limit building height through the amendment of the code provisions regarding building height waivers, and with additional input Staff has received from interested developers over the past 2-3 years. If Council directs staff to begin preparing a potential new ballot measure on Town Center Urban Renewal, staff will also need direction regarding revisions to the Feasibility Study ahead of any ballot measure preparation.

### Feasibility Study Revisions

**An urban renewal feasibility study is not a prediction of the future or a commitment to a specific development outcome.** Instead, it is an analytical exercise designed to determine whether a proposed urban renewal area could realistically support an urban renewal program, which generally includes infrastructure projects and other activities that spur business and development activity.

A feasibility study is based on a defensible, hypothetical development scenario for the area based on existing conditions, zoning, redevelopment potential, and market trends. This scenario is not intended to dictate what will occur on specific properties. Rather, it serves as a set of planning assumptions used to test whether redevelopment over time could generate sufficient tax increment revenue.

Because the analysis relies on assumptions about market conditions, development timing, and value growth, **the results are illustrative rather than predictive**. Actual development may occur differently (it almost certainly will!), and property owners ultimately decide how and when their properties develop or redevelop.

In essence, a feasibility study asks a simple question: Could an urban renewal area generate enough revenue under a *reasonable* development scenario to support an urban renewal program?

Please consider the following when reviewing the revised feasibility scenarios shown on page 5:

- The assumptions used in 2023, which were based on recently approved development in the Town Center Zone and staff’s conversations with developers, are still defensible, if bullish. The revised scenarios on page 5 reflect the Council’s wish to explore more conservative assumptions and scenarios.
  - The revised scenarios presented here reflect the same assumptions used in 2023 regarding which properties may redevelop over the next 30 years, and which Town Center Zone subdistricts those properties exist within, but the amount of redevelopment (acreage) has been adjusted downward, as noted in the scenarios.
- Developers with whom staff have spoken since 2023 have provided valuable information, which has informed additional adjustments. Namely:
  - Private developers will likely voluntarily build *more* parking than what staff assumed in 2023, even without parking minimums in Town Center. This results in lower Floor-Area-Ratio (FAR) assumptions.
  - Residential unit sizes will likely be larger than what staff assumed in 2023.
- Council may adopt code revisions that prohibit or limit developers from utilizing waivers to add additional building height/stories in certain subdistricts. In 2023, staff assumed some use of waivers. The revised scenarios assume lower building heights, which also results in lower FARs.
- For mixed-use development, the ratio of residential-to-commercial square footage has been reduced from 90% residential to 85% to reflect the assumption that building height waivers will not be available. (Shorter buildings mean a larger percentage of buildings will be commercial, even if the commercial square footage is unchanged. It is the upper floors that are residential, which is where square footage reductions will occur.)

The two scenarios presented below reflect a set of *reasonable* assumptions. Certainly, there are numerous other reasonable assumptions and scenarios that could be explored. Again, the objective of a feasibility study is not to predict the future, but rather to illustrate feasibility.

The two scenarios presented below are very brief summaries of the most critical financial *outputs*. More detailed tables showing the inputs are included in the attachments to this report.

Council should consider which set of assumptions best reflects its policy goals and the level of redevelopment it believes is realistic for Town Center. Which set of inputs (see attachments) do you support based on community input and the desired level of investment, and subsequently, redevelopment?

### Scenario 1 // 10% Redevelopment Acreage Reduction

	Revised	2023	Difference	Percent
Net TIF	\$ 194,000,000	\$ 214,700,000	\$ (20,700,000)	-10%
Net TIF w/o Revenue Sharing	\$ 194,000,000	\$ 254,700,000	\$ (60,700,000)	-24%
Maximum Indebtedness (MI)	\$ 173,000,000	\$ 180,900,000	\$ (7,900,000)	-4%
MI (2026\$)	\$ 89,800,000	\$ 107,600,000	\$ (17,800,000)	-17%

**Total Redevelopment Acreage:** 55.65 AC or 38.5% of the developable property in Town Center.

**No. of Residential Units:** 2,381

### Scenario 2 // 25% Redevelopment Acreage Reduction

	Revised	2023	Difference	Percent
Net TIF	\$ 169,500,000	\$ 214,700,000	\$ (45,200,000)	-21%
Net TIF w/o Revenue Sharing	\$ 169,500,000	\$ 254,700,000	\$ (85,200,000)	-33%
Maximum Indebtedness (MI)	\$ 151,000,000	\$ 180,900,000	\$ (29,900,000)	-17%
MI (2026\$)	\$ 78,500,000	\$ 107,600,000	\$ (29,100,000)	-27%

**Total Redevelopment Acreage:** 46.38 AC or 32.1% of the developable property in Town Center.

**No. of Residential Units:** 1,983

### Revenue vs. Expenses

Everything presented above is about the revenue side of the equation. Urban renewal expenses are those projects and programs the Urban Renewal Agency finances in whole or part with tax increment revenues. The projects and programs must be identified in the urban renewal plan if and when such a plan is adopted and an urban renewal area is established.

The projects identified in the 2019 Town Center Plan, and affirmed in the 2023 Town Center Feasibility Study, are as follows, **stated in 2023 dollars**:

<b>Infrastructure Projects</b>	<b>Total Cost</b>	<b>Anticipated UR Share</b>
I-5 Bike/Pedestrian Bridge & Gateway Plaza	\$24,000,000	\$12,000,000
"Main Street"		
"Main Street" North	\$7,200,000	\$4,400,000
"Main Street" Central	\$4,400,000	\$2,740,000
"Main Street" South	\$8,700,000	\$2,350,000
Courtside Drive		
Courtside Drive, East	\$6,000,000	\$3,000,000
Courtside Drive, West	\$7,100,000	\$3,550,000
Wilsonville Road Intersection Improvements	\$3,600,000	\$2,600,000
Town Center Loop W Modifications	\$3,300,000	\$2,300,000
Local Street Network	\$36,000,000	\$9,000,000
Bicycle and Pedestrian Infrastructure	\$7,900,000	\$4,000,000
Underground Utility Relocation	\$42,000,000	\$20,950,000
Parking "Solution(s)" - City Built or Developer Incentives	\$12,000,000	\$6,000,000
<b>TOTAL</b>	<b>\$162,200,000</b>	<b>\$72,890,000</b>

<b>Economic Development Programs &amp; Projects</b>	<b>Anticipated UR Share</b>
Real Estate activities	\$19,000,000
Site Preparation	\$2,080,000
Development & Tenanting Incentives - grants/loans	\$2,080,000
<b>TOTAL</b>	<b>\$23,160,000</b>

<b>Administration</b>	<b>Anticipated UR Share</b>
Administration	\$ 5,050,000
<b>TOTAL</b>	<b>\$ 5,050,000</b>

<b>TOTAL</b>	<b>\$ 101,100,000</b>
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In the 2023 Feasibility Study, the urban renewal share of infrastructure projects totaled \$72.9M. Because real estate activities and small business incentives and support programs are a critical part of downtown redevelopment, the remaining debt capacity was dedicated to those items, for a total of \$101.1M (2023 dollars), including plan administration costs. Inflated to 2026 dollars, that figure is \$107.6M, which is the figure that appears in the scenario tables on page 5.

If Council directs staff to refine one of the revised scenarios on page 5, the resulting maximum indebtedness would not be sufficient to fund all projects identified in the 2023 feasibility study.

Under Scenario 1, the maximum indebtedness is \$89.8 million, and under Scenario 2 it is \$78.5 million (both expressed in 2026 dollars).

Rather than removing projects to address the funding gap, **staff recommends retaining the full list of eligible projects with the understanding that not all may ultimately be completed.** In this approach, the project list functions as a menu of potential investments, with projects implemented over the life of the urban renewal area based on opportunity, private development partnerships, and available funding. Staff will also continue pursuing grant opportunities to help offset project costs where possible.

It is common for urban renewal plans to include more potential projects than can be funded through maximum indebtedness alone, to allow maximum flexibility to staff and policymakers in a dynamic economic environment.

**EXPECTED RESULTS:**

Council will provide clear direction to staff on how to proceed with the urban renewal feasibility analysis. Although November may seem distant, many coordinated steps must occur in advance of that date. Timely direction from Council will allow staff and consultants sufficient time to prepare materials and conduct outreach so the community has clear, accurate information about what may be presented to voters in November.

**TIMELINE:**

To stay on track, the Council can utilize the Work Sessions on April 6 and April 20 to further refine and discuss urban renewal feasibility. To properly prepare a potential ballot measure, Council approval of a feasibility scenario including the proposed boundary, development assumptions, projected revenue, and eligible projects should occur on or before April 20, 2026.

**CURRENT YEAR BUDGET IMPACTS:**

Funding for the consulting work required for this feasibility study revision work is charged to the CD Admin fund, which has sufficient budgeted funds this budget year for special projects such as this.

**COMMUNITY INVOLVEMENT PROCESS:**

The creation of the 2019 Town Center Plan involved extensive, multi-year public outreach, and the 2023 Urban Renewal Feasibility Study was developed with input from the Urban Renewal Task Force, which is comprised of diverse stakeholders including residents, businesses, property owners, and developers. The impetus for this Feasibility Study update/revision, is the public outreach recently completed by CFM Advocates, under the guidance of the City Manager's office.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Town Center currently exhibits several indicators of economic distress, including large vacancies, underutilized properties, stagnant property values, and a widespread community perception that the area is struggling. With a dedicated funding source, the City can begin investing in Town Center to spur private development and reverse the pattern of disinvestment that now plagues the area. Town Center will become the **Heart of Wilsonville**, which has been expressed consistently as a community desire through the biannual citywide survey, and through other channels, for well over a decade.

**ALTERNATIVES:**

The Council may direct staff to continue developing and refining one of the scenarios presented in this report, or they may direct staff to develop an alternative scenario. Council may also decide to go another direction entirely, which does not involve urban renewal/tax increment financing in Town Center.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. [2023 Town Center Urban Renewal Feasibility Study](#) (link)
2. Development Assumption Summary Tables
3. Summary of Financial Capacity & Forecasted Debt Availability

# Attachment 2

## Development Assumption Summary Tables

**Note:**

The following tables reflect development assumptions used in the 2023 Town Center Urban Renewal Feasibility Study, presented together with 2 alternative scenarios—a 10% reduction in assumed redevelopment acreage, and a 25% reduction in redevelopment acreage.

Additional adjustments were made to Floor Area Ratios, Unit Sizes, and the ratio of Residential-to-Commercial square footage in the mixed-use development typology.

Explanations for such adjustments can be found in the Staff Report.

## Summary of Land Use (Acres)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Rights of Way	5.7	8.5	4.4	2.0	0.0	20.6
Parks/Open Space	5.4	0.8	2.2	0.0	0.0	8.4
Retain Existing Uses	9.6	14.3	7.3	14.3	6.2	51.7
Redevelopment	17.0	25.6	13.3	6.1	2.1	63.9
<b>Total</b>	<b>37.6</b>	<b>49.1</b>	<b>27.2</b>	<b>22.4</b>	<b>8.3</b>	<b>144.7</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Rights of Way	5.7	8.5	4.4	2.0	0.0	20.6
Parks/Open Space	5.4	0.8	2.2	0.0	0.0	8.4
Retain Existing Uses	11.3	16.9	8.7	14.9	8.3	60.0
Redevelopment	15.3	23.0	11.9	5.5	0.0	55.7
<b>Total</b>	<b>37.6</b>	<b>49.1</b>	<b>27.2</b>	<b>22.4</b>	<b>8.3</b>	<b>144.7</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Rights of Way	5.7	8.5	4.4	2.0	0.0	20.6
Parks/Open Space	5.4	0.8	2.2	0.0	0.0	8.4
Retain Existing Uses	13.8	20.7	10.6	15.8	8.3	69.3
Redevelopment	12.7	19.2	9.9	4.6	0.0	46.4
<b>Total</b>	<b>37.6</b>	<b>49.1</b>	<b>27.2</b>	<b>22.4</b>	<b>8.3</b>	<b>144.7</b>

## Summary of Land Use (%)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Rights of Way	3.9%	5.9%	3.1%	1.4%	0.0%	14.2%
Parks/Open Space	3.7%	0.5%	1.5%	0.0%	0.0%	5.8%
Retain Existing Uses	6.6%	9.9%	5.1%	9.9%	4.3%	35.8%
Redevelopment	11.7%	17.7%	9.2%	4.2%	1.5%	44.2%
<b>Total</b>	<b>26.0%</b>	<b>34.0%</b>	<b>18.8%</b>	<b>15.5%</b>	<b>5.7%</b>	<b>100.0%</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Rights of Way	3.9%	5.9%	3.1%	1.4%	0.0%	14.2%
Parks/Open Space	3.7%	0.5%	1.5%	0.0%	0.0%	5.8%
Retain Existing Uses	7.8%	11.7%	6.0%	10.3%	5.7%	41.5%
Redevelopment	10.5%	15.9%	8.3%	3.8%	0.0%	38.5%
<b>Total</b>	<b>26.0%</b>	<b>34.0%</b>	<b>18.8%</b>	<b>15.5%</b>	<b>5.7%</b>	<b>100.0%</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Rights of Way	3.9%	5.9%	3.1%	1.4%	0.0%	14.2%
Parks/Open Space	3.7%	0.5%	1.5%	0.0%	0.0%	5.8%
Retain Existing Uses	9.6%	14.3%	7.4%	10.9%	5.7%	47.9%
Redevelopment	8.8%	13.2%	6.9%	3.1%	0.0%	32.1%
<b>Total</b>	<b>26.0%</b>	<b>34.0%</b>	<b>18.8%</b>	<b>15.5%</b>	<b>5.7%</b>	<b>100.0%</b>

## Redevelopment Typologies (Acres)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	1.6	9.2	-	0.8	-	11.6
Condos	0.1	0.7	-	-	-	0.9
Townhomes	-	-	-	1.7	-	1.7
Mixed Use	13.8	8.8	6.5	-	-	29.1
Employment	1.4	6.8	6.8	1.1	2.1	18.2
Exempt	-	-	-	2.4	-	2.4
<b>Total</b>	<b>17.0</b>	<b>25.6</b>	<b>13.3</b>	<b>6.1</b>	<b>2.1</b>	<b>64.0</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	1.5	8.3	-	0.7	-	10.5
Condos	0.1	0.7	-	-	-	0.8
Townhomes	-	-	-	1.5	-	1.5
Mixed Use	12.5	7.9	5.9	-	-	26.2
Employment	1.2	6.2	6.1	1.0	-	14.5
Exempt	-	-	-	2.2	-	2.2
<b>Total</b>	<b>15.3</b>	<b>23.0</b>	<b>11.9</b>	<b>5.5</b>	<b>0.0</b>	<b>55.7</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	1.2	6.9	-	0.6	-	8.7
Condos	0.1	0.6	-	-	-	0.7
Townhomes	-	-	-	1.3	-	1.3
Mixed Use	10.4	6.6	4.9	-	-	21.8
Employment	1.0	5.1	5.1	0.8	-	12.1
Exempt	-	-	-	1.8	-	1.8
<b>Total</b>	<b>12.7</b>	<b>19.2</b>	<b>9.9</b>	<b>4.6</b>	<b>0.0</b>	<b>46.4</b>

## Floor Area Ratios

Floor Area Ratio (FAR) is the ratio of a building's total floor area (square footage across all floors) to the size of the lot it sits on.

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
Apartments	2.00	1.75	1.75	1.50	n/a
Condos	2.00	1.75	1.75	1.50	n/a
Townhomes	1.50	1.50	1.50	1.50	n/a
Mixed Use	2.50	2.25	2.25	2.00	n/a
Employment	2.00	1.50	2.00	0.50	1.00
Exempt	1.50	1.50	2.00	1.00	n/a

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
Apartments	1.50	1.25	1.25	1.00	n/a
Condos	1.50	1.25	1.25	1.00	n/a
Townhomes	1.00	1.00	1.00	1.00	n/a
Mixed Use	2.00	1.75	1.75	1.50	n/a
Employment	1.50	1.00	1.50	0.50	n/a
Exempt	1.25	1.25	1.75	0.75	n/a

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
Apartments	1.50	1.25	1.25	1.00	n/a
Condos	1.50	1.25	1.25	1.00	n/a
Townhomes	1.00	1.00	1.00	1.00	n/a
Mixed Use	2.00	1.75	1.75	1.50	n/a
Employment	1.50	1.00	1.50	0.50	n/a
Exempt	1.25	1.25	1.75	0.75	n/a

# Mixed-Use Proportional Split

Residential/Commercial

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
% Residential	90%	90%	90%	90%	n/a
% Commercial	10%	10%	10%	10%	100%

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
% Residential	85%	85%	85%	85%	n/a
% Commercial	15%	15%	15%	15%	100%

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
% Residential	85%	85%	85%	85%	n/a
% Commercial	15%	15%	15%	15%	100%

## Summary of Square Feet of New Construction

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	141,428	699,663	-	52,925	-	894,017
Condos	11,467	56,729	-	-	-	68,197
Townhomes	-	-	-	111,731	-	111,731
Mixed Use Residential	1,356,213	775,357	573,579	-	-	2,705,150
Mixed Use Commercial	150,690	86,151	63,731	-	-	300,572
Employment	118,265	447,416	588,713	24,503	91,912	1,270,809
Exempt	-	-	-	106,178	-	106,178
<b>Total</b>	<b>1,778,065</b>	<b>2,065,316</b>	<b>1,226,023</b>	<b>295,337</b>	<b>91,912</b>	<b>5,456,652</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	95,464	449,783	-	31,755	-	577,003
Condos	7,740	36,469	-	-	-	44,209
Townhomes	-	-	-	67,039	-	67,039
Mixed Use Residential	922,225	512,597	379,199	-	-	1,814,022
Mixed Use Commercial	162,746	90,458	66,918	-	-	320,121
Employment	79,829	268,449	397,382	22,052	-	767,712
Exempt	-	-	-	71,670	-	71,670
<b>Total</b>	<b>1,268,004</b>	<b>1,357,757</b>	<b>843,499</b>	<b>192,516</b>	<b>-</b>	<b>3,661,776</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	79,553	374,819	-	26,463	-	480,836
Condos	6,450	30,391	-	-	-	36,841
Townhomes	-	-	-	55,866	-	55,866
Mixed Use Residential	768,521	427,164	316,000	-	-	1,511,685
Mixed Use Commercial	135,621	75,382	55,765	-	-	266,768
Employment	66,524	223,708	331,151	18,377	-	639,760
Exempt	-	-	-	59,725	-	59,725
<b>Total</b>	<b>1,056,670</b>	<b>1,131,464</b>	<b>702,915</b>	<b>160,430</b>	<b>-</b>	<b>3,051,480</b>

## Residential Unit Size Assumptions (square feet)

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
Apartments	900	900	900	900	900
Condos	1,000	1,000	1,000	1,000	1,000
Townhomes	1,000	1,000	1,000	1,000	1,000
Mixed Use Residential	900	900	900	900	900

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
Apartments	1,100	1,100	1,100	1,100	n/a
Condos	1,200	1,200	1,200	1,200	n/a
Townhomes	1,350	1,350	1,350	1,350	n/a
Mixed Use Residential	1,025	1,025	1,025	1,025	n/a

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>
Apartments	1,100	1,100	1,100	1,100	n/a
Condos	1,200	1,200	1,200	1,200	n/a
Townhomes	1,350	1,350	1,350	1,350	n/a
Mixed Use Residential	1,025	1,025	1,025	1,025	n/a

## Summary of Units of New Residential Construction

<b>2023</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	157	777	-	59	-	993
Condos	11	57	-	-	-	68
Townhomes	-	-	-	112	-	112
Mixed Use Residential	1,507	862	637	-	-	3,006
<b>Total</b>	<b>1,675</b>	<b>1,696</b>	<b>637</b>	<b>171</b>	<b>-</b>	<b>4,179</b>

<b>10% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	87	409	-	29	-	525
Condos	6	30	-	-	-	36
Townhomes	-	-	-	50	-	50
Mixed Use Residential	900	500	370	-	-	1,770
<b>Total</b>	<b>993</b>	<b>939</b>	<b>370</b>	<b>79</b>	<b>-</b>	<b>2,381</b>

<b>25% Reduction</b>	<b>MSD</b>	<b>MU</b>	<b>C-MU</b>	<b>N-MU</b>	<b>Village @ Main</b>	<b>Total</b>
Apartments	72	341	-	24	-	437
Condos	5	25	-	-	-	30
Townhomes	-	-	-	41	-	41
Mixed Use Residential	750	417	308	-	-	1,475
<b>Total</b>	<b>827</b>	<b>783</b>	<b>308</b>	<b>65</b>	<b>-</b>	<b>1,983</b>

# **Attachment 3**

Summary of Financial Capacity  
& Forecasted Debt Availability

## Scenario 1: 10% Redevelopment Acreage Reduction

### Summary of Financial Capacity and Debt Availability

	<b>Revised</b>	<b>2023</b>	<b>Difference</b>	<b>Percent</b>
<b>Net TIF</b>	\$ 194,000,000	\$ 214,700,000	\$ (20,700,000)	-10%
<b>Net TIF w/o Revenue Sharing</b>	\$ 194,000,000	\$ 254,700,000	\$ (60,700,000)	-24%
<b>Maximum Indebtedness (MI)</b>	\$ 173,000,000	\$ 180,900,000	\$ (7,900,000)	-4%
<b>MI (2026\$)</b>	\$ 89,800,000	\$ 107,600,000	\$ (17,800,000)	-17%

<b>Debt Availability</b>	<b>Revised</b>	<b>2023</b>	<b>Difference</b>	<b>Percent</b>
Years 1-5	\$ 3,000,000	\$ 3,800,000	\$ (800,000)	-21%
Years 6-10	\$ 8,100,000	\$ 9,200,000	\$ (1,100,000)	-12%
Years 11-15	\$ 14,800,000	\$ 21,600,000	\$ (6,800,000)	-31%
Years 16-20	\$ 19,600,000	\$ 26,700,000	\$ (7,100,000)	-27%
Years 21-25	\$ 18,000,000	\$ 27,700,000	\$ (9,700,000)	-35%
Years 26-30	\$ 26,300,000	\$ 18,500,000	\$ 7,800,000	42%

## Scenario 2: 25% Redevelopment Acreage Reduction

### Summary of Financial Capacity and Debt Availability

	<b>Revised</b>	<b>2023</b>	<b>Difference</b>	<b>Percent</b>
<b>Net TIF</b>	\$ 169,500,000	\$ 214,700,000	\$ (45,200,000)	-21%
<b>Net TIF w/o Revenue Sharing</b>	\$ 169,500,000	\$ 254,700,000	\$ (85,200,000)	-33%
<b>Maximum Indebtedness (MI)</b>	\$ 151,000,000	\$ 180,900,000	\$ (29,900,000)	-17%
<b>MI (2026\$)</b>	\$ 78,500,000	\$ 107,600,000	\$ (29,100,000)	-27%

<b>Debt Availability</b>	<b>Revised</b>	<b>2023</b>	<b>Difference</b>	<b>Percent</b>
Years 1-5	\$ 2,900,000	\$ 3,800,000	\$ (900,000)	-24%
Years 6-10	\$ 7,300,000	\$ 9,200,000	\$ (1,900,000)	-21%
Years 11-15	\$ 12,700,000	\$ 21,600,000	\$ (8,900,000)	-41%
Years 16-20	\$ 17,100,000	\$ 26,700,000	\$ (9,600,000)	-36%
Years 21-25	\$ 15,600,000	\$ 27,700,000	\$ (12,100,000)	-44%
Years 26-30	\$ 22,900,000	\$ 18,500,000	\$ 4,400,000	24%



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> March 16, 2026		<b>Subject: Resolution Nos. 3245, 3246, 3247, 3248, 3249 &amp; 3250</b> Property tax exemption requests for low-income housing held by charitable, nonprofit organizations including Autumn Park Apartments, Charleston Apartments, Creekside Woods, Rain Garden Apartments, Wiedemann Apartments, and Vuela.  <b>Staff Member:</b> Katherine Smith, Assistant Finance Director  <b>Department:</b> Finance	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends Council adopt the Consent Agenda.			
<b>Recommended Language for Motion:</b> I move to adopt the Consent Agenda.			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

Whether to approve annual property tax exemptions for various properties in the City.

**EXECUTIVE SUMMARY:**

In 1985, the Oregon legislature authorized a property tax exemption for low-income housing held by charitable, nonprofit organizations (ORS 307.540). The tax exemption is to benefit low-income renters by alleviating the property tax burden on those agencies that provide this housing opportunity. Properties must be owned or leased by a 501(c) charitable corporation and provide housing opportunity limited to persons at or below 60 percent of the area median income (AMI), with an annual exemption application required to the City.

Providing affordable housing in Wilsonville has been a long-standing City Council priority. Five of the complexes noted in the chart below have received property tax exemption status in previous years. Additionally, this year we are including a sixth complex, Vuela, which opened in spring 2026. All are in compliance with the requirements stated in ORS 307.540-307.548 (*Nonprofit Corporation, Low Income Housing*), and have submitted the required annual application for continuation of exemption. In total, 485 units are currently available for low-income housing under this program. All properties are required to meet State and Federal funding requirements, which include annual physical inspections, an annual audit of financial activity, and programmatic compliance.

The rate reduction per apartment varies from complex to complex as the reduction is based on the property's tax exemption the property receives and the number of reduced rate units in the complex. The complex passes the tax exemption savings onto their renters and most complexes provide additional services including monthly activities. The properties requesting property tax exemption status for low-income housing include:

Apartment	501(c) Corp. Name	Address	No. of Residential Units	2025 Assessed Value	Estimated City Tax Abate
Autumn Park	NW Housing Alternative	10922 SW Wilsonville Rd	144	\$9,882,682	\$26,737
Charleston	NW Housing Alternative	11609 SW Toulouse St	51	\$1,929,228	\$5,219
Creekside Woods	NW Housing Alternative	7825 SW Wilsonville Rd	84	\$3,361,383	\$9,094
Rain Garden	Caritas Community	29197 SW Orleans Ave	29	\$1,090,563	\$2,950
Wiedemann	Accessible Living Inc.	29940 SW Brown Rd	57	\$3,283,102	\$8,882
Vuela	Level Field Community Development Corporation	9749 SW Barber St.	120	\$1,654,304	\$4,476
TOTALS			485	\$21,201,262	\$57,358

While the State sets the required threshold for low-income housing rental rates, credits such as the Property Tax Abatement allows these organizations to offer rates that are lower than required to qualified tenants. In total, the amount of credit directly related to the property tax exemption from all taxing districts is approximately \$408,866.

**EXPECTED RESULTS:**

Council approval of consent agenda resolutions for the property tax exemption requests for Autumn Park Apartments, Charleston Apartments, Creekside Woods, Rain Garden Apartments, Vuela Apartments, and Wiedemann Apartments.

**TIMELINE:**

Applications for renewal requests were due February 6, 2026. Initial property tax exemption requests are required to pay a \$250 application fee for each property. Renewal requests require a \$50 application fee. The City certifies the property tax exemption with the Assessor's office at Clackamas County immediately following Council's approval. The deadline to certify to the Assessor's office is April 1, 2026.

**CURRENT YEAR BUDGET IMPACTS:**

The assessed value of all exempt properties totals \$21,201,262. Based on property estimation methodology including the effects of the division of taxes, under Urban Renewal, the total amount of forgone property tax revenue for the City is approximately \$57,358. This amount is built into the City's financial planning.

**COMMUNITY INVOLVEMENT PROCESS:**

N/A

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Property tax exemptions assist in the availability of housing for low-income families and individuals.

**ALTERNATIVES:**

The City Council could decide to discontinue the property tax exemption program or reduce the number of qualifying units.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Resolution No. 3245
  - A. Property Tax Exemption Application
2. Resolution No. 3246
  - A. Property Tax Exemption Application
3. Resolution No. 3247
  - A. Property Tax Exemption Application

4. Resolution No. 3248
  - A. Property Tax Exemption Application
5. Resolution No. 3249
  - A. Property Tax Exemption Application
6. Resolution No. 3250
  - A. Property Tax Exemption Application

**RESOLUTION NO. 3245****A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR AUTUMN PARK APARTMENTS, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Northwest Housing Alternatives (NHA), a not-for-profit organization, has owned and maintained Autumn Park, an affordable housing development located at 10922 SW Wilsonville Road, Wilsonville, Oregon; and

WHEREAS, Autumn Park includes 144 residential units for people with low income; and

WHEREAS, NHA is currently seeking to preserve Autumn Park as affordable housing; and

WHEREAS, a property tax exemption is essential to Autumn Park's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, NHA has requested a property tax exemption for its Autumn Park development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Autumn Park Apartments; and

WHEREAS, NHA has received an exempt status from the West Linn-Wilsonville School District for the Autumn Park for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. NHA and its affordable housing development, Autumn Park, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Autumn Park Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2026.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2026/2027 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16<sup>th</sup> day of March 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Mayor Shawn O’Neil
- Council President Berry
- Councilor Scull
- Councilor Shevlin
- Councilor Cunningham

EXHIBIT:

- A. Property Tax Exemption Application

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

CONTENTS

Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A – Applicant Information

Corporate Name: Northwest Housing Alternatives, Inc.

Address: 2316 SE Willard Street, Milwaukie, OR 97222

Telephone: (503) 654-1007 Business Residence (Optional)

Email Address: schroeder@nwhousing.org

Chief Executive Officer: Trell Anderson

Contact Person: Zachary Telephone: (415) 610-4507

**Section B – Property to be Considered for Exemption**

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Autumn Park Apartments

Property Address: 10920 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 00818388

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 144

Number of residential units occupied by very low-income people: 144

Total square feet in building: 116,928

Total square feet used to house very low-income people<sup>1</sup> 116,928

**Section C – Leasehold Interest in Eligible Property**

Do you own the property in question?  Yes  No

If you answered “no” to the above question, do you have leasehold interest in the property?  
 Yes  No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

**Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)**

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question?  Yes  No If so, by approximately how much? \$ 90/unit/month
- 2. Provide greater services to your very low income residential tenants?  Yes  No.
- 3. If yes, in what way(s)? All cost savings are passed directly through to the tenants in the form of reduced rents
- 4. Provide any other benefit to your very low-income residential tenants?  Yes  No  
If yes, please explain: NHA Provides a robust Resident Services program that directly benefits residents

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

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**Section E- Declarations**

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

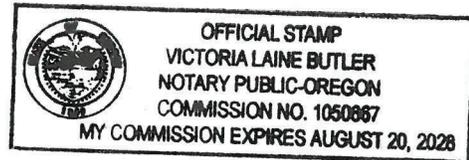
By: Trell Anderson  
Agency Chief Executive Officer (Signature)

Trell Anderson  
Agency Chief Executive officer (Print or typed)

For: Northwest Housing Alternatives, Inc.  
Corporate Name (Print or type)

State of Oregon  
County of Clackamas  
Subscribed and sworn to before me this 29<sup>TH</sup> day of January, 2026

Victoria Laine Butler  
Notary Public For Oregon  
My Commission Expires: August 20, 2028





2316 SE Willard, Milwaukie, Oregon 97222  
p: 503.654.1007 • f: 503.654.1319 • www.nwhousing.org

January 26, 2026

City of Wilsonville  
Attn: Finance Department  
29799 SW Town Center Loop East  
Wilsonville, OR 97070

Dear Katherine,

At the time of submission of our application for property tax exemption, NHA's Wilsonville properties have the following vacancy statistics:

- Autumn Park Apartments – 7 units vacant, 95% occupancy
- The Charleston Apartments – 1 units vacant, 98% occupancy
- Creekside Woods Apartments – 5 unit vacant, 94% occupancy

These units are intended to be occupied within the year. Like all other units at the properties listed above, they will be available exclusively to eligible low-income persons.

Thank you for your consideration of our application.

Kind Regards,

A handwritten signature in blue ink that reads "Trell Anderson". The signature is fluid and cursive, with the first name "Trell" being more prominent than the last name "Anderson".

Trell Anderson  
Executive Director

**RESOLUTION NO. 3246****A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR CHARLESTON APARTMENTS, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Northwest Housing Alternatives (NHA), a not-for-profit organization, constructed the Charleston Apartments, an affordable housing development located at 11609 SW Toulouse Street, Wilsonville, Oregon; and

WHEREAS, Charleston Apartments includes 15 units reserved for people with chronic mental illness and the 36 units designated as affordable housing; and

WHEREAS, NHA is currently seeking to preserve Charleston Apartments as affordable housing; and

WHEREAS, a property tax exemption is essential to Charleston Apartments continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, NHA has requested a property tax exemption for its Charleston Apartments development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Charleston Apartments; and

WHEREAS, NHA has received an exempt status from the West Linn-Wilsonville School District for the Charleston Apartments for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. NHA and its affordable housing development, Charleston Apartments, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Charleston Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2026.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2026/2027 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16<sup>th</sup> day of March 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Shawn O’Neil

Council President Berry

Councilor Scull

Councilor Shevlin

Councilor Cunningham

EXHIBIT:

A. Property Tax Exemption Application

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

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Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A – Applicant Information

Corporate Name: Northwest Housing Alternatives, Inc.

Address: 2316 SE Willard Street, Milwaukie, OR 97222

Telephone: (503) 654-1007 Business Residence (Optional)

Email Address: schroeder@nwhousing.org

Chief Executive Officer: Trell Anderson

Contact Person: Zachary Telephone: (415) 610-4507

**Section B – Property to be Considered for Exemption**

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: The Charleston Apartments

Property Address: 11609 SW Toulouse Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05021215, 05021232

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 52

Number of residential units occupied by very low-income people: 51

Total square feet in building: 35,493

Total square feet used to house very low-income people<sup>1</sup> 35,493

**Section C – Leasehold Interest in Eligible Property**

Do you own the property in question?  Yes  No

If you answered “no” to the above question, do you have leasehold interest in the property?  
 Yes  No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

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<sup>1</sup> This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

**Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)**

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question?  Yes  No If so, by approximately how much? \$47/unit/month
- 2. Provide greater services to your very low income residential tenants?  Yes  No.
- 3. If yes, in what way(s)? all cost savings are passed directly through to the tenants in the form of reduced rents
- 4. Provide any other benefit to your very low-income residential tenants?  Yes  No  
If yes, please explain: NHA provides a robust Resident Services program that directly benefits residents.

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

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**Section E- Declarations**

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

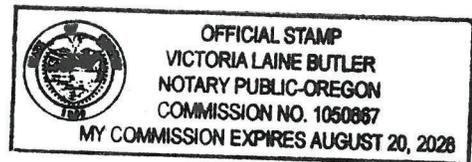
By: Trell Anderson  
Agency Chief Executive Officer (Signature)

Trell Anderson  
Agency Chief Executive officer (Print or typed)

For: Northwest Housing Alternatives, Inc.  
Corporate Name (Print or type)

State of Oregon  
County of Clackamas  
Subscribed and sworn to before me this 29<sup>TH</sup> day of January, 2026

Victoria Laine Butler  
Notary Public For Oregon  
My Commission Expires: August 20, 2028





2316 SE Willard, Milwaukie, Oregon 97222  
p: 503.654.1007 • f: 503.654.1319 • www.nwhousing.org

January 26, 2026

City of Wilsonville  
Attn: Finance Department  
29799 SW Town Center Loop East  
Wilsonville, OR 97070

Dear Katherine,

At the time of submission of our application for property tax exemption, NHA's Wilsonville properties have the following vacancy statistics:

- Autumn Park Apartments – 7 units vacant, 95% occupancy
- The Charleston Apartments – 1 units vacant, 98% occupancy
- Creekside Woods Apartments – 5 unit vacant, 94% occupancy

These units are intended to be occupied within the year. Like all other units at the properties listed above, they will be available exclusively to eligible low-income persons.

Thank you for your consideration of our application.

Kind Regards,

A handwritten signature in blue ink that reads "Trell Anderson". The signature is fluid and cursive, with the first name "Trell" being more prominent than the last name "Anderson".

Trell Anderson  
Executive Director

**RESOLUTION NO. 3247****A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR CREEKSIDE WOODS LP, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Northwest Housing Alternatives (NHA), a not-for-profit organization, constructed the Creekside Woods LP, an affordable housing development located at 8725 SW Wilsonville Road, Wilsonville, Oregon; and

WHEREAS, Creekside Woods LP includes 84 residential units for people with low income; and

WHEREAS, NHA is currently seeking to preserve Creekside Woods LP as affordable housing; and

WHEREAS, a property tax exemption is essential to Creekside Woods LP's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, NHA has requested a property tax exemption for its Creekside Woods LP development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Creekside Woods LP; and

WHEREAS, NHA has received an exempt status from the West Linn-Wilsonville School District for the Creekside Woods LP for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. NHA and its affordable housing development, Creekside Woods LP, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Creekside Woods LP from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2026.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2026/2027 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16<sup>th</sup> day of March 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Shawn O’Neil

Council President Berry

Councilor Scull

Councilor Shevlin

Councilor Cunningham

EXHIBIT:

A. Property Tax Exemption Application

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

CONTENTS

Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A – Applicant Information

Corporate Name: Northwest Housing Alternatives, Inc.

Address: 2316 SE Willard Street, Milwaukie, OR 97222

Telephone: (503) 654-1007 Business Residence (Optional)

Email Address: schroeder@nwhousing.org

Chief Executive Officer: Trell Anderson

Contact Person: Zachary Telephone: (415) 610-4507

**Section B – Property to be Considered for Exemption**

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Creekside Woods Limited Partnership

Property Address: 7825 SW Wilsonville Road, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05022666

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 84

Number of residential units occupied by very low-income people: 84

Total square feet in building: 73,042

Total square feet used to house very low-income people<sup>1</sup> 73,042

**Section C – Leasehold Interest in Eligible Property**

Do you own the property in question?  Yes  No

If you answered “no” to the above question, do you have leasehold interest in the property?  
 Yes  No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

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<sup>1</sup> This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

**Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)**

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question?  Yes  No If so, by approximately how much? \$35/unit/month
- 2. Provide greater services to your very low income residential tenants?  Yes  No.
- 3. If yes, in what way(s)? All cost savings are passed directly through to the tenants in the form of reduced rents
- 4. Provide any other benefit to your very low-income residential tenants?  Yes  No  
If yes, please explain: NHA provides a robust Resident Services program that directly benefits the residents

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

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**Section E- Declarations**

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

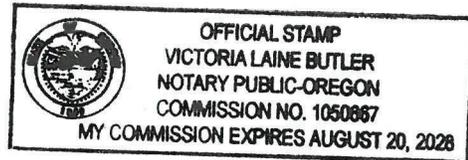
By: Trell Anderson  
Agency Chief Executive Officer (Signature)

Trell Anderson  
Agency Chief Executive officer (Print or typed)

For: Northwest Housing Alternatives, Inc.  
Corporate Name (Print or type)

State of Oregon  
County of Clackamas  
Subscribed and sworn to before me this 29<sup>TH</sup> day of January, 2026

Victoria Laine Butler  
Notary Public For Oregon  
My Commission Expires: August 20, 2028





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p: 503.654.1007 • f: 503.654.1319 • www.nwhousing.org

January 26, 2026

City of Wilsonville  
Attn: Finance Department  
29799 SW Town Center Loop East  
Wilsonville, OR 97070

Dear Katherine,

At the time of submission of our application for property tax exemption, NHA's Wilsonville properties have the following vacancy statistics:

- Autumn Park Apartments – 7 units vacant, 95% occupancy
- The Charleston Apartments – 1 units vacant, 98% occupancy
- Creekside Woods Apartments – 5 unit vacant, 94% occupancy

These units are intended to be occupied within the year. Like all other units at the properties listed above, they will be available exclusively to eligible low-income persons.

Thank you for your consideration of our application.

Kind Regards,

A handwritten signature in blue ink that reads "Trell Anderson". The signature is fluid and cursive, with the first name "Trell" being more prominent than the last name "Anderson".

Trell Anderson  
Executive Director

**RESOLUTION NO. 3248****A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR RAIN GARDEN LIMITED PARTNERSHIP, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY CARITAS COMMUNITY HOUSING CORPORATION.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Caritas Community Housing Corporation, a not-for-profit organization, constructed the Rain Garden Apartments, an affordable housing development located at 29197 SW Orleans Avenue, Wilsonville, Oregon; and

WHEREAS, Rain Garden Apartments includes 29 residential units for people with low income; and

WHEREAS, Caritas Community Housing Corporation is currently seeking to preserve the Rain Garden Apartments as affordable housing; and

WHEREAS, a property tax exemption is essential to Caritas Community Housing Corporation's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, Caritas Community Housing Corporation has requested a property tax exemption for its Rain Garden Apartment development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on the Caritas Community Housing Corporation at Rain Garden Apartments; and

WHEREAS, Caritas Community Housing Corporation has received an exempt status from the West Linn-Wilsonville School District for the Rain Garden Apartments for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. Caritas Community Housing Corporation and its affordable housing development, Rain Garden Apartments qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Rain Garden Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2026.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2026/2027 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16<sup>th</sup> day of March 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Mayor Shawn O’Neil
- Council President Berry
- Councilor Scull
- Councilor Shevlin
- Councilor Cunningham

EXHIBIT:

- A. Property Tax Exemption Application

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

CONTENTS

Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A – Applicant Information

Corporate Name: Rain Garden LP c/o Caritas Community Housing Corporation
Address: 2740 SE Powell Blvd. #5, Portland OR 97202
Telephone: 503-231-4866 Business Residence (Optional)
Email Address: mpierce@ccoregon.org
Chief Executive Officer: Kaleen Deatherage
Contact Person: Marci Pierce Telephone: 503-688-2646

**Section B – Property to be Considered for Exemption**

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization:     Rain Garden LP    

Property Address:     29197 SW Orleans Avenue, Wilsonville OR 97070    

Assessor’s Property Tax Account Number(s):     05019399 Map 31W15DB07500    

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building:     29    

Number of residential units occupied by very low-income people:     29    

Total square feet in building:     21,243    

Total square feet used to house very low-income people<sup>4</sup> 21,243

**Section C – Leasehold Interest in Eligible Property**

Do you own the property in question?  Yes  No

If you answered “no” to the above question, do you have leasehold interest in the property?  
 Yes  No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

Caritas Community Housing Corporation (CCHC) a subsidiary of Catholic Charities. Catholic Charities is the non-profit sole member of the ownership entity general partner Rain Garden GP LLC. CCHC is responsible for ensuring that all operating costs are paid, including taxes due. The very low-income residents of Rain Garden are charged rents well below market. The savings realized from the property tax exemption are passed through to reduce rents.

<sup>4</sup> This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

**Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)**

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question?  Yes  No If so, by approximately how much? By the amount saved in taxes
- 2. Provide greater services to your very low income residential tenants?  Yes  No.
- 3. If yes, in what way(s)? By reducing costs
- 4. Provide any other benefit to your very low-income residential tenants?  Yes  No  
If yes, please explain: Preserves financial stability, and therefore longevity of the project.

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

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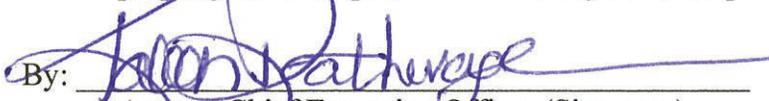


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**Section E- Declarations**

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

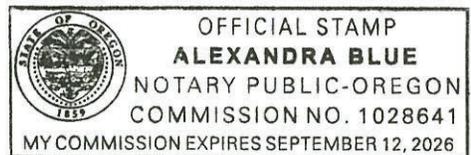
By:   
 Agency Chief Executive Officer (Signature)

Kaleen Deatherage  
 Agency Chief Executive officer (Print or typed)

For: Caritas Community Housing Corporation  
Sole member of Rain Garden GP LLC,  
General Partner of Rain Garden LP  
 Corporate Name (Print or type)

Subscribed and sworn to before me this 8 day of January, 2026.

  
 Notary Public For Oregon  
 My Commission Expires: 9/12/26



**RESOLUTION NO. 3249****A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR WIEDEMANN PARK, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY ACCESSIBLE LIVING, INC.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Accessible Living, Inc., a not-for-profit organization, owns and manages the Wiedemann Park Apartments, an affordable housing development located at 29940 SW Brown Road, Wilsonville, Oregon; and

WHEREAS, Wiedemann Park includes 57 residential units for seniors with low income; and

WHEREAS, Accessible Living, Inc. is currently seeking to preserve Wiedemann Park as affordable housing; and

WHEREAS, a property tax exemption is essential to Wiedemann Park's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, Accessible Living Inc. has requested a property tax exemption for its Wiedemann Park development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Accessible Living Inc.'s development at Wiedemann Park; and

WHEREAS, Accessible Living, Inc. has received an exempt status from the West Linn-Wilsonville School District for the Wiedemann Park for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

- Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.
- Section 2. Accessible Living, Inc. and its affordable housing development, Wiedemann Park, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.
- Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Wiedemann Park Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2026.
- Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2026/2027 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16<sup>th</sup> day of March 2026, and filed with the Wilsonville City Recorder this date.

---

Shawn O’Neil, Mayor

ATTEST:

---

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Mayor Shawn O’Neil
- Council President Berry
- Councilor Scull
- Councilor Shevlin
- Councilor Cunningham

EXHIBIT:

- A. Property Tax Exemption Application

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

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B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A – Applicant Information

Corporate Name: Accessible Living Inc.
Address: 14825 SW Murray Schools Dr. Suite 110 PMB 606
Telephone: 503-272-890 Business 503-740-3931 Residence (Optional)

Email Address: karen@housingindependence.org
Chief Executive Officer: Karen Voiss
Contact Person: Karen Voiss
Telephone: 503-272-8908

**Section B – Property to be Considered for Exemption**

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Wiedemann Park Apartments Limited Partnership

Property Address: 29940 SW Brown Road., Wilsonville, OR 97070

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Assessor’s Property Tax Account Number(s): #00810590, #05001064

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 58

Number of residential units occupied by very low-income people: 57

Total square feet in building: 45.999

Total square feet used to house very low-income people<sup>4</sup> - 45,999

**Section C – Leasehold Interest in Eligible Property**

Do you own the property in question? Yes

If you answered “no” to the above question, do you have leasehold interest in the property?

Yes                      No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

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<sup>4</sup> This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

**Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)**

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

- 1. Reduce the rents that your very low-income residential tenants pay on the property in question? Yes      If so, by approximately how much? \$308,328
- 2. Provide greater services to your very low-income residential tenants? No.
- 3. If yes, in what way(s)? \_\_\_\_\_  
\_\_\_\_\_
- 4. Provide any other benefit to your very low-income residential tenants? No  
If yes, please explain: \_\_\_\_\_

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

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**Section E- Declarations**

Please read carefully and sign below before a notary.

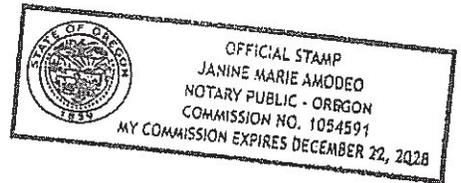
1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

By: [Signature]  
 Agency Asset Manager (Signature)  
Elle Parish  
 Agency Asset Manager (Print or typed)

For: Accessible Living Inc. \_  
 Corporate Name (Print or type)

Subscribed and sworn to before me this 9 day of January, 2026.

Janine Marie Amodeo  
 Notary Public For Oregon  
 My Commission Expires: 12-22-2028





January 08, 2026

Wiedemann Park is comprised of 34, 1-bedroom apartments and 24, 2-bedroom apartments. One-bedroom allowable rent is \$1,396 per unit for a total allowable of \$47,464 monthly. The two-bedroom allowable rents are \$1,675, for \$40,200. The total allowable monthly rents are \$87,664.

The actual total monthly rents are \$61,970. The difference is  $\$25,694 * 12 = \$308,328$  in annual savings.

Units are exclusively available to low-income people meeting the 2025-2026 income eligibility schedule. Any unit that goes vacant will be occupied within a year.

**RESOLUTION NO. 3250**

**A RESOLUTION OF THE CITY OF WILSONVILLE GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR VUELA APARTMENTS, A LOW-INCOME APARTMENT DEVELOPMENT OWNED AND OPERATED BY LEVEL FIELD COMMUNITY DEVELOPMENT CORPORATION.**

WHEREAS, maintaining Wilsonville's existing affordable housing supply is necessary for its continued health and growth; and

WHEREAS, Level Field Community Development Corporation, a not-for-profit organization, owns and manages the Vuela Apartments, an affordable housing development located at 9749 SW Barber Street, Wilsonville, Oregon; and

WHEREAS, Vuela includes 120 residential units for people with low income; and

WHEREAS, Level Field Community Development Corporation is currently seeking to preserve Vuela as affordable housing; and

WHEREAS, a property tax exemption is essential to Vuela's continuation as affordable housing; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low-income persons; and

WHEREAS, the City of Wilsonville wishes to adopt and/or ratify the policy set forth in those sections; and

WHEREAS, Level Field Community Development Corporation has requested a property tax exemption for its Vuela development, pursuant to ORS 307.543(2); and

WHEREAS, the City of Wilsonville and West Linn-Wilsonville School District property tax levies jointly comprise of more than 51% of the total combined rate of taxation on Level Field Community Development Corporation's development at Vuela; and

WHEREAS, Level Field Community Development Corporation has received an exempt status from the West Linn-Wilsonville School District for the Vuela for property taxation arising under its jurisdiction unless and until terminated pursuant to ORS 307.548.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. The City of Wilsonville adopts the provisions of ORS 307.540 to 307.548.

Section 2. Level Field Community Development Corporation and its affordable housing development, Vuela, qualify for a property tax exemption pursuant to ORS 307.540 to 307.548.

Section 3. The Assistant Finance Director is directed to request the Clackamas County Assessor to exempt Vuela Apartments from taxation by all taxing jurisdictions pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2026.

Section 4. Effective Date. This Resolution is effective upon adoption for the upcoming 2026/2027 tax year.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16<sup>th</sup> day of March 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Mayor Shawn O’Neil
- Council President Berry
- Councilor Scull
- Councilor Shevlin
- Councilor Cunningham

EXHIBIT:

- A. Property Tax Exemption Application

APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon \$250 Application Fee
Date Received: \$50 Renewal Fee
Receipt No.

CONTENTS

Section A. Application Information 1
B. Property to be considered for exemption 2
C. Leasehold Interest in Eligible Property 2
D. Description of Charitable Purpose/Project Benefit 3
E. Declarations 4

Section A – Applicant Information

Corporate Name: Level Field Community Development Corporation
Address: 5441 S Macadam Ave, Suite A
Portland, OR 97239
Telephone: 505-288-7418 Business Residence (Optional)
Email Address: Rupal.Engineer@levelfieldcdc.org
Chief Executive Officer: Rupal Engineer
Contact Person: Rebecca Velarde, Palindrome Wilsonville LP
Telephone: 757-508-8131

**Section B – Property to be Considered for Exemption**

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Palindrome Wilsonville Limited Partnership

Property Address: 9749 SW Barber Street, Wilsonville, OR 97070

Assessor’s Property Tax Account Number(s): 05040348

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 121

Number of residential units occupied by very low-income people: 120 – One unit for on-site manager.

Total square feet in building: 131,453

Total square feet used to house very low-income people<sup>4</sup>  
126,865 sqft for low-income housing.

**Section C – Leasehold Interest in Eligible Property**

Do you own the property in question?  Yes  No

If you answered “no” to the above question, do you have leasehold interest in the property?  
 Yes  No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.

Applicant is the managing General Partner of Palindrome Wilsonville LP, which owns the property. Applicant is responsible for the day-to-day operations of the project.

<sup>4</sup> This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

**Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)**

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

1. Reduce the rents that your very low-income residential tenants pay on the property in question?  Yes  No If so, by approximately how much? \$54,225 a month
  
2. Provide greater services to your very low income residential tenants?  Yes  No.
3. If yes, in what way(s)? It allowed us to have a contract with Latino Network to provide \$56,247.62 worth of annual services, which would not be possible with the abatement.
  
4. Provide any other benefit to your very low-income residential tenants?  Yes  No  
 If yes, please explain: It allows us to provide affordable housing units in a high opportunity area.

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

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**Section E- Declarations**

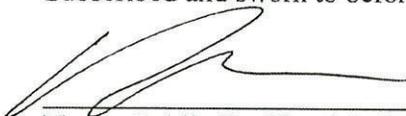
Please read carefully and sign below before a notary.

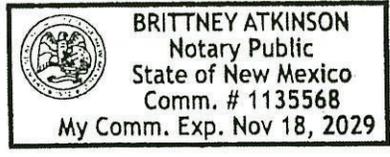
1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

By:   
 Agency Chief Executive Officer (Signature)  
Rupal Engineer  
 Agency Chief Executive officer (Print or typed)

For: Level Field Community Development Corporation  
 Corporate Name (Print or type)

Subscribed and sworn to before me this 27 day of January, 2026.

  
 Notary Public For New Mexico  
 My Commission Expires: Nov 18, 2029





Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

Date:  
01/31/2023  
Employer ID number:  
92-1389969  
Person to contact:  
Name: Customer Service  
ID number: 31954  
Telephone: 877-829-5500  
Accounting period ending:  
December 31  
Public charity status:  
170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required:  
Yes  
Effective date of exemption:  
October 13, 2022  
Contribution deductibility:  
Yes  
Addendum applies:  
No  
DLN:  
26053430013413

LEVEL FIELD COMMUNITY DEVELOPMENT  
CORPORATION  
C/O DANA RENNAKER  
3032 NE HANCOCK ST  
PORTLAND, OR 97212

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> March 16, 2026		<b>Subject: Resolution No. 3252</b> A Resolution of the City of Wilsonville adopting the structural specialty code, the mechanical specialty code, the energy efficiency specialty code, and the fire code, and repealing the prior City-adopted structural specialty code, mechanical specialty code, energy efficiency specialty code, and fire code.  <b>Staff Member:</b> Dan Carlson, Building Official and Amanda Guile-Hinman, City Attorney  <b>Department:</b> Building/Legal	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends Council adopt the Consent Agenda.			
<b>Recommended Language for Motion:</b> I move to adopt the Consent Agenda.			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

Whether to adopt the proposed state structural specialty code (commercial building code), state mechanical specialty code (commercial mechanical code), state energy efficiency specialty code

(commercial energy code), and state fire code, referred herein as building codes, as amended or supplemented, as part of the City of Wilsonville Building Code, as currently provided in Wilsonville Code Chapter 9. Resolution No. 3252 concerning adoption of the building codes is attached hereto as **Attachment A**.

#### **EXECUTIVE SUMMARY:**

The Oregon Building Codes Division (“BCD”) is responsible for adopting a consistent and uniform set of construction codes that are effective statewide pursuant to Oregon Revised Statutes (ORS) 455.020(1). These codes contain technical provisions and administrative provisions.

With regard to technical provisions, jurisdictions are not permitted to adopt more restrictive local codes than are within the scope of ORS 455.020 and the adopted statewide codes. With regard to administrative provisions, under ORS 455.020(4), jurisdictions may enact regulations for locally administering the state building code.

In December 2019, Council approved an entirely revised Wilsonville Code Chapter 9, entitled Building Code, to provide for effective local administration of the state codes. In addition, Chapter 9 authorizes adoption of state building codes through Council action via resolution. This provides flexibility and nimbleness to more readily adopt revised technical building code standards as they change at the state level.

On October 1, 2025, two new state codes became effective. In addition, the energy efficiency code became effective July 1, 2025. The State BCD typically provides a 6-month grace period for new code implementations. BCD is providing a grace period until April 1, 2026, to use either the old 2022 codes or new 2025 codes. After the grace period expires the new codes are mandatory. Council is being asked to approve a resolution to adopt the new building codes in alignment with the state effective date.

Additionally on October 1, 2025, the Oregon State Fire Marshal adopted a new statewide Oregon Fire Code, also with a 6-month grace period to April 1, 2026, to coincide with the statewide building code adoption. Wilsonville and Tualatin Valley Fire & Rescue have adopted previous editions of the Oregon Fire Code, so this request is similarly a continuation of previous adoptions to the current Oregon Fire Code.

### **1. Overview and Resolution No. 3252 – Adoption of Building Codes**

There are numerous statewide building construction codes adopted by BCD. The state BCD generally adopts building codes on a three-year code change cycle. Because there are many codes, reviewing and updating all codes every three years would be a monumental task, so BCD and its respective governor-appointed advisory boards review the codes on a staggered schedule.

BCD recently adopted the following codes statewide:

- 2025 Oregon Structural Specialty Code (OSSC), effective October 1, 2025
- 2025 Oregon Mechanical Specialty Code (OMSC), effective October 1, 2025

- 2025 Oregon Efficiency Specialty Code (OEESC), effective July 1, 2025

In addition, while the Oregon Fire Code (OFC) is generally a maintenance code and provides references specific to fire department operations, there are construction provisions in the OFC which warrant continued adoption of the new OFC. On October 1, 2025, the Oregon Fire Marshals Office adopted the 2025 Oregon Fire Code.

While October 1, 2025, and July 1, 2025, were technically the effective dates for each code, BCD has allowed for an implementation grace period until April 1, 2026. Since the building code and fire code must function in harmony, the Oregon Fire Marshals Office also included a grace period until April 1, 2026, for the OFC to coincide with BCD building code adoptions.

The outreach to stakeholders for statewide code changes was robust at the state level. This included a number of industry and trade groups. The state is providing online training free of charge on the code changes. This training is available online for any interested party. Building staff have been reaching out locally to make contractors and designers aware of the changes. **Attachment A, Exhibit 5**, includes matrices and summaries of the various code changes.

## 2. Adoption of Optional Add-Back's

Recently, after consulting with the Oregon Office of the Attorney General (AG), the state Building Codes Division clarified its statutory authority to regulate codes for the construction of certain items. Items that BCD said it could not regulate were left as 'reference only' in the codes with the caveat that jurisdictions would have to locally adopt provisions to administer and enforce. For example, BCD, through the AG, said the statewide code adoption does not apply to the regulation of demolition, retaining walls, fences, and dangerous buildings, to name a few.

Staff and Council went through a similar add-back exercise with the previous code adoption process in 2020 and 2022. Staff have reviewed the proposed state codes and are suggesting the add-backs noted in **Attachment A, Exhibit 1**, for local adoption. Where relevant, these are also consistent with the commercial codes and residential codes which were previously adopted by Council via resolutions 2779, 2926, and 3015 respectively.

The proposed Resolution No. 3252 (**Attachment A**) adopts four (4) codes that are applicable to Wilsonville pursuant to Chapter 9, Sections 9.300 through 9.370. Resolution No. 3252 adopts the 2025 Oregon Structural Specialty Code (OSSC), the 2025 Oregon Mechanical Specialty Code (OSMC), the 2025 Oregon Energy Efficiency Specialty Code (OEESC), and 2025 Oregon Fire Code as amended and supplemented.

### EXPECTED RESULTS:

Establishes local Building Code adoption for commercial building, mechanical, energy, and fire codes.

**TIMELINE:**

If adopted, Resolution No. 3252 would become effective at the March 16, 2026, Council meeting and operative on April 1, 2026. The resolution acknowledges the state's grace period for use of either the 2022 or 2025 codes, and further that the grace period expires March 31, 2026, after which, the 2025 codes are exclusively effective.

**CURRENT YEAR BUDGET IMPACTS:**

There are not any anticipated budget impacts.

**COMMUNITY INVOLVEMENT PROCESS:**

The outreach to stakeholders for statewide code changes was robust at the state level. This included a number of industry and trade groups who participate on state code advisory boards. Those seated on the advisory boards are appointed by the governor and from a variety of industry and trade groups to ensure a balanced perspective. The state is providing online training free of charge on the code changes. This training is available online for any interested party. Building staff have been reaching out locally to make contractors and designers aware of the changes.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Providing the local regulations will ensure that structures continue to meet accepted safety standards and ensure consistent application of the codes with neighboring jurisdictions.

**ALTERNATIVES:**

Adopt the statewide code for local administration or turn the local building program back to the state for state administration, which is not recommended.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

- A. Resolution No. 3252
  - Exhibit 1 – Structural Specialty Code (with add-backs)
  - Exhibit 2 – Mechanical Specialty Code
  - Exhibit 3 – Energy Efficiency Specialty Code
  - Exhibit 4 – Fire Code
  - Exhibit 5 – Matrices/Summaries of Code Changes

**RESOLUTION NO. 3252****A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE STRUCTURAL SPECIALTY CODE, THE MECHANICAL SPECIALTY CODE, THE ENERGY EFFICIENCY SPECIALTY CODE, THE FIRE CODE, AND REPEALING THE PRIOR CITY-ADOPTED STRUCTURAL SPECIALTY CODE, MECHANICAL SPECIALTY CODE, ENERGY EFFICIENCY SPECIALTY CODE, AND FIRE CODE.**

WHEREAS, in 2019, the Wilsonville City Council adopted Ordinance No. 839 that established a new Wilsonville Code (WC) Chapter 9 concerning the City's building code, to accommodate the constant updates in the State of Oregon building codes developed by the State Building Codes Division (BCD) and Oregon Fire Marshal (OFM); and

WHEREAS, pursuant to WC 9.310, 9.320, 9.330, and 9.370 the City adopts its Structural Specialty Code, Mechanical Specialty Code, Energy Efficiency Specialty Code (formerly known as the Oregon Zero Energy Ready Commercial Code), and Fire Code, via resolution; and

WHEREAS, upon implementation of Ordinance No. 839, the City adopted, via Resolution No. 2779, the then-current BCD-issued Oregon Structural Specialty Code (OSSC), Oregon Mechanical Specialty Code (OMSC), Oregon Zero Energy Ready Commercial Code (currently referred to as the Oregon Energy Efficiency Specialty Code (OEESC), and the then current Oregon Fire Marshal-issued (OFM) Oregon Fire Code( OFC), as amended and supplemented; and

WHEREAS, BCD has published online the 2025 OSSC, 2025 OMSC, 2025 OEESC; and

WHEREAS, the City previously adopted Resolution 2884 which adopted a "Fire Protection Code" by Tualatin Valley Fire & Rescue through Ordinance 2020-01, and this ordinance references the Districts Fire Code as the latest Oregon Fire Code.

WHEREAS, The Oregon Fire Marshal has published online the 2025 Oregon Fire Code as the latest Oregon Fire Code; and

WHEREAS, Exhibit 5 attached hereto reflects the state code changes; and

WHEREAS, BCD and OFM have provided a statewide grace period for the effective date of these codes until April 1, 2026, within which allows for use of either the 2022 or 2025 codes; and

WHEREAS, the City intends to adopt these four codes, as reflected in Exhibits 1 through 4, attached hereto, and as amended and supplemented to address structures that the state does not currently regulate.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

Section 1. Findings. The findings stated above and the findings stated in the accompanying staff report are incorporated as if fully set forth herein.

Section 2. The City Council hereby adopts Exhibit 1 as its Structural Specialty Code, Exhibit 2 as its Mechanical Specialty Code, Exhibit 3 as its Energy Efficiency Specialty Code (formerly Zero Energy Ready Commercial Code), and Exhibit 4 as its Fire Code.

Section 3. All prior City-adopted structural specialty codes, mechanical specialty codes, energy efficiency specialty codes, and fire codes are hereby repealed.

Section 4. Effective Date. This Resolution is effective upon adoption and operative beginning April 1, 2026.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16<sup>th</sup> day of March, 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

- Mayor O’Neil
- Council President Berry
- Councilor Cunningham
- Councilor Scull
- Councilor Shevlin

EXHIBITS:

1. Structural Specialty Code (plus local add-backs)
2. Mechanical Specialty Code
3. Energy Efficiency Specialty Code
4. Fire Code
5. 2025 Code Change Matrices/Summaries

# Exhibit 1

## City of Wilsonville Structural Specialty Code

### I. Adoption of 2025 Oregon Structural Specialty Code

Except as amended herein, the City of Wilsonville (“City”) adopts the 2025 Oregon Structural Specialty Code, as adopted by Oregon Administrative Rules (OAR) 918-460-0010 through 918-460-0015, as part of the City’s Building Code. A copy of the 2025 Oregon Structural Specialty Code (OSSC), as well as the provisions of the 2024 International Building Code (IBC) and the 2024 International Property Maintenance Code (IPMC) referenced herein, shall be kept in the office of the Building Official of the City of Wilsonville.

### II. Amendments to 2025 Oregon Structural Specialty Code

The City further adopts by reference the following provisions as part of the City’s Building Code.

1. **Section 101.2.1 Optional local adoption to require a building permit.** Items listed as 1 through 8 are adopted. The provisions of the 2025 OSSC are the applicable technical regulations. In addition, see OSSC section 105.2 for clarification on work exempt from a permit.
2. **Section 101.2.2 Matters outside the statutory authority of this code (OSSC).** Items listed as 3 through 8, and 20, that are identified as being outside the statutory authority of the state building codes, are adopted locally. The technical provisions of the 2024 International Building Code shall be the code which regulates these items. Administrative provisions for these items will be regulated by Wilsonville Code Chapter 9.
3. **Section 105.2 Work Exempt from a Permit** - of the 2025 Oregon Structural Specialty Code is amended to add the following numbered revisions for permit exemptions:
  - a. **11. Retaining Walls.** Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, except where the retaining wall supports ascending slopes exceeding 3:1 (33 percent) or where the retaining wall supports a non-soil surcharge.
  - b. **12. Tanks.** Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
  - c. **13. Flag Poles.** Flag poles not over 30 feet in height.
  - d. **14. Signs.** See Wilsonville Development Code Section 4.156 for work exempt from a permit.
4. **Section 112 Service Utilities** - The 2024 International Building Code, Section 112, is adopted.

5. **Section 116 Unsafe Structures or Equipment** – The 2024 International Building Code (IBC), Section 116, is adopted. For the purposes of clarifying and defining what are unsafe structures, unsafe equipment, or potentially dangerous building conditions, in addition to the definition of *Dangerous* in the IBC, the following sections of the 2024 International Property Maintenance Code are adopted to further clarify:
  - a. Section 109.1.5, Hazardous Structure or Premises
  - b. 110 Emergency Measures, Sections 110.1 through 110.5
  - c. Chapter 2, Definitions
  - d. Sections 304.1.1, 305.1.1, 306.1.1, each titled Potentially Unsafe Conditions
6. **Section 901.2 Fire Protection Systems** - of the 2025 Oregon Structural Specialty Code, along with the corresponding 2024 International Building Code section, are adopted. Installations of fire department connections, including private fire service mains, shall conform to the 2022 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.
7. **Section 906 Portable Fire Extinguishers** - of the 2024 International Building Code, is adopted locally.
8. **Section 912 Fire Department Connections** - of the 2025 Oregon Structural Specialty Code, along with the corresponding 2024 International Building Code section, are adopted locally. Installations of fire department connections, including private fire service mains, shall conform to the 2022 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.
9. **Chapter 31 Special Construction** - of the 2025 Oregon Structural Specialty Code (OSSC), along with the corresponding 2024 International Building Code sections, are adopted. Where there may be conflicts in technical provisions, the provisions of the 2025 OSSC shall govern.
10. **Chapter 32 Encroachments Into the Public Right of Way** - of the 2024 International Building Code, is adopted.
11. **Chapter 33 Safeguards During Construction** - of the 2025 Oregon Structural Specialty Code, along with the corresponding 2024 International Building Code sections, are adopted. Included in this adoption are the following sections:
  - a. **3302 Fire Safety During Construction**
  - b. **3302.4 Fire Safety During Tall Combustible Construction**
  - c. **3302.4.1 Purpose.** In addition to the requirements prescribed in the Oregon Fire Code, this section prescribes minimum safeguards for construction, alteration, and

demolition operations for tall combustible construction to provide reasonable safety to life and property from fire during such operations.

- d. **3302.4.2 Scope.** This section applies to combustible construction which meets the following criteria:
1. Construction is combustible and of Type III, IV, or V, as identified in Section 602; and
  2. Construction is four (4) or more stories; or
  3. Construction is more than 40 feet in height; or
  4. Where, during framing stages, there are (4) or more individual combustible structures that are three (3) or more stories in height, immediately adjacent to each other (with a physical separation of 20 feet or less) on the same or separate lots, all at the framing stage, and each under the same ownership.
- e. **3302.4.3 Site Fire Safety Plan.** A fire safety plan in accordance with Chapter 33 of the Oregon Fire Code, shall be provided to the Building Official prior to the start of combustible construction.
- f. **3302.4.5 Site Security.** Each structure shall be provided with site security prior to the start of combustible construction. Site security shall be in a form that is acceptable to the Building Official through a guard service, remote video monitoring, security fencing, or combination thereof, to ensure the site remains reasonably secure from theft, vandalism, vagrants, or otherwise prevents the site from becoming an attractive nuisance.

Where guard service is provided, the guard(s) shall be trained in all of the following:

1. Notification procedures that include calling the fire department and management personnel
2. Function and operation of fire protection equipment
3. Familiarization with fire hazards
4. Use of construction elevators, where provided
5. Any special status of emergency equipment or hazards

Where guard service is provided, the fire prevention program superintendent shall be responsible for the guard service.

Grade level entrances (e.g., doors and windows) to the structure while under construction, alteration, or demolition shall be secured where not actively in use or actively under construction.

- g. **3302.4.6 Violation.** Failure to adhere to the required fire safety plan, including providing site security, shall constitute a violation of this code and cause the building(s) to be defined as *unsafe* or *dangerous*.

- h. **Section 3303 Demolition** - of the 2024 International Building Code, is adopted.
  - i. **Section 3307 Protection of Adjacent Property** - of the 2024 International Building Code, is adopted.
  - j. **Section 3309 Fire Extinguishers** - of the 2024 International Building Code, is adopted.
  - k. **Section 3311 Standpipes** - of the 2024 International Building Code, is adopted.
  - l. **Section 3313 Water Supply for Fire Protection** - of the 2024 International Building Code, is adopted.
  - m. **Section 3314 Fire Watch During Construction** - of the 2024 International Building Code, is adopted.
12. **Appendix H – Signs** - of the 2025 Oregon Structural Specialty Code, is adopted, except the following:
- a. **Revise:** Section H101.2 Signs exempt from permits. Sign permit exemptions are contained in Wilsonville Code Section 4.156.
  - b. **Delete:** Section H104 Identification.
13. **Appendix J – Grading** - of the 2024 International Building Code, is adopted, except the following:
- a. **Delete:** Section J103.2 Exemptions. Delete items 1 and 2.
  - b. **Revise:** Section J103.2 Exemptions. 1. 100 cubic yards and 1 foot or less in depth for fill. Unless otherwise exempted, quantities greater than 100 cubic yards or more than 1 foot in depth for fill shall require a permit. Exemption 2. is deleted.
  - 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 and City of Wilsonville Engineering Standards. 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 Wilsonville Engineering Standards for Erosion Prevention and Sediment Control requirements for the duration of a project.

## **Exhibit 2**

### **City of Wilsonville Mechanical Specialty Code**

#### **I. Adoption of 2025 Oregon Mechanical Specialty Code**

Except as amended herein, the City of Wilsonville (“City”) adopts the 2025 Oregon Mechanical Specialty Code (OMSC), as adopted by Oregon Administrative Rules (OAR) 918-440-0010 through 918-440-0012, as part of the City’s Building Code.

## **Exhibit 3**

### **City of Wilsonville Energy Efficiency Specialty Code**

#### **I. Adoption of 2025 Oregon Energy Efficiency Specialty Code**

Except as amended herein, the City of Wilsonville (“City”) adopts the 2025 Oregon Energy Efficiency Specialty Code (OEESC) (formerly known in OAR, and Wilsonville Code Section 9.320, as the Oregon Zero Energy Ready Commercial Code), as adopted by Oregon Administrative Rules (OAR) 918-460-0500, as part of the City’s Building Code.

## **Exhibit 4**

### **City of Wilsonville Fire Code**

#### **I. Adoption of Fire Code for City of Wilsonville**

1. Pursuant to ORS 478.924, the Fire Prevention Code as published by Tualatin Valley Fire and Rescue (TVF&R), a Rural Fire Protection District, as Ordinance 2020-01, was adopted by the City of Wilsonville as the City's Fire Code through Resolution 2884, and is subject to Section 2 below.

2. Except as amended herein, the City of Wilsonville ("City") adopts, as part of the City's Building Code, the 2025 Oregon Fire Code (OFC) as adopted statewide by Oregon Administrative Rule (OAR) 837-040-0010, and previously adopted Tualatin Valley Fire & Rescue Ordinance 2020-01 through City of Wilsonville Resolution 2884.

3. In the event that identical provisions in the City's Fire Code (TVF&R Ordinance No. 2020-01) conflict with other provisions of the City Building Code, which require interpretation for enforcement by the City's Building Official, the greater weight shall be given to the interpretation of the other provisions of the Building Code in any final determination.

4. A copy of TVF&R Ordinance No. 2020-01 shall be on file in the office of the Building Official for the City of Wilsonville.

5. In the event the State Building Codes Division prohibits the regulation of private fire service mains, fire department connections, fire sprinkler standpipes, or other related fire-fighting devices or apparatus which must be installed during construction, this adoption includes the following construction standards:

- a. Standpipes - 2022 NFPA 14 Standard for the Installation of Hose and Standpipe and Hose Systems.
- b. Private Fire Hydrants and Private Fire Service Lines - 2022 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances.

**Exhibit 5**  
**2025 Building Code Change Matrices/Summaries**  
(Total 55 Pages)

**2025 Oregon Structural Specialty Code (OSSC) (24 pgs, pgs 2-25)**

> 2025 OSSC Online Training Link

**2025 Oregon Mechanical Specialty Code (OSMC) (4 pgs, pgs 26-29)**

> 2025 OMSC Online Training Link

**2025 Oregon Energy Efficiency Specialty Code (OEESC) (5 pgs, pgs 30-34)**

> 2025 OEESC Online Training Link

**2025 Oregon Fire Code (OFC) (20 pgs, pgs 35-55)**

No training link - see code change summary below

# 2025 Oregon Structural Specialty Code

## Code review committee matrix

This matrix is a summary of the code review committee's recommendation to the Building Codes Structures Board for the adoption of the 2025 OSSC.

**Abbreviations:**

- ORA** Existing/New Oregon amendment
- IBC** International Building Code change
- IEBC** International Existing Building Code change
- IFC** International Fire Code change
- PP** Public code amendment proposal
- SAM** Statewide Alternate Method
- COMM** Committee discussion
- \*ICC** Fiscal impact reported by the original ICC proponent

No.	Section	Summary	Committee recommendation	Committee Fiscal impact
<b>CHAPTER 1 SCOPE AND ADMINISTRATION</b>				
1-1	101.2.2.1	<p><b>Matters outside the statutory authority of the code.</b></p> <p><b>ORA</b> <i>The division introduced the inclusion of post-occupancy lease or rental arrangements, short-term rentals, vacation rentals and similar uses of dwellings as matters outside of the statutory authority of the code. Local municipalities may have independent authority outside of the division's delegated authority for local [occupied] housing, rental or business licensure programs.</i></p>	Discussed	—
1-2	105.2	<p><b>Unoccupied structures exempt from building permit – expanding size from 120 sq ft to 200 sq ft.</b></p> <p><b>ORA</b> <i>Committee recommends approving to expand exemption #1 to 200 square feet for all unoccupied accessory structures aside from trash enclosures. Committee recommends maintaining the existing 120 sq ft exemption for trash enclosures.</i></p>	Approve New OR A	No fiscal
<b>CHAPTER 2 DEFINITIONS</b>				
2-1	Definitions	<p><b>ORA/IFC/IEBC</b> Chapter 2 was made available for review to the committee, any new definitions were discussed with their respective code sections.</p>	See related sections	—
<b>CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE</b>				
3-1	304.5	<p><b>Lockup facilities.</b></p> <p><b>ORA</b> Adds provisions for temporary lockup facilities defined in ORS 169.005(4).</p>	Retain ORA	—
3-2	305.2.3	<p><b>Care facilities in dwellings.</b></p> <p><b>ORA</b> 305.2.3 Five or fewer children in a dwelling unit. 308.2.4 Five or fewer persons receiving custodial care. 308.3.2 Five or fewer persons receiving medical care. 308.5.4 Five or fewer persons receiving adult day care in a dwelling. 308.5.5 Child day care in a dwelling. 310.4.1 Child care facilities within a dwelling. 310.4.2 Licensed child care within a dwelling. 310.4.3 Licensed adult foster care within a dwelling.</p> <p><b>COMM</b> <i>The committee recommends adding provisions regarding licensed childcare facilities in Group R-2 occupancies.</i></p>	Retain ORA as modified	*No fiscal
3-3	306.3	<p><b>Low-hazard factory industrial, Group F-2.</b></p> <p><b>IBC</b> F186-21 Part II: Changed alcohol content percent from 16 percent to 20 percent.</p> <p><b>ORA</b> Adds "Wood barrel and bottled wine aging facilities in wineries to the list of low-hazard factory industrial, Group F-2 occupancies"</p>	Approve IBC Retain ORA	*Slight decrease —
3-4	307.1.1	<p><b>Occupancy Exemptions and Hazardous materials exemptions.</b></p> <p><b>IBC</b> G36-21: Reorganized multiple lists into a table.</p> <p><b>IFC/IBC</b> 2027 ICC proposal F233-24: Add clarification for batteries as defined in Section 202.</p>	Approve IBC Approve New ORA	*No fiscal *No fiscal
3-5	307.2.1	<p><b>Storage of Class 1.4G (Class C, Common) Fireworks.</b></p> <p><b>ORA</b> Adds provisions for the temporary storage of Class 1.4G (Class C Common) fireworks.</p>	Retain ORA	—
3-6	308.2	<p><b>Institutional Group I-1. Condition 1 and 2.</b></p> <p><b>ORA</b> Specifies uses in their respective sections. 308.2.1 - Adds the appropriate facility types in condition 1. 308.2.2 - Adds the appropriate facility types in condition 2 &amp; specifies that they pertain to buildings subject to licensure by DHS.</p>	Retain ORA	—
3-7	310.3	<p><b>Residential Group R-2.</b></p> <p><b>ORA</b> Adds "providing 21 or more housing units for low-income elderly" from statute to the list of Group R-2 occupancies.</p>	Retain ORA	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
3-8	310.5	<b>Residential Group R-4. Condition 1 and 2</b> <b>ORA</b> Specifies uses in their respective sections. 310.5.1 - Adds the appropriate facility types in condition 1. 310.5.2 - Adds the appropriate facility types in condition 2 & specifies that they pertain to buildings subject to licensure by DHS. <b>COMM</b> <i>In 310.5.2, the committee recommends adding "Residential training facilities" as a Group R-4, Condition 2 use.</i>	Retain ORA as modified	*No fiscal
3-9	311.1.1	<b>Accessory storage spaces.</b> <b>ORA</b> Allows that a space used for storage, accessory to another occupancy, be classified as part of that occupancy.	Retain ORA	—
3-10	311.3	<b>Low-hazard storage, Group S-2.</b> <b>IBC</b> F186-21 Part II: Changed alcohol content percent from 16 percent to 20 percent. <b>ORA</b> Adds wood barrel containers for beverages up to and including 20-percent alcohol.	Approve IBC Retain ORA	*Slight decrease —
3-11	311.4	<b>Mausoleums and columbariums, Group S-3.</b> <b>ORA</b> Adds Group S-3. Other sections: 302.1, T. 504.4, T.506.2, T. 508.4	Retain ORA	—
<b>CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE</b>				
4-1	407.12	<b>Emergency and standby power.</b> <b>ORA</b> Adds provisions for emergency and standby power for health care facilities.	Retain ORA	—
4-2	408.2	<b>Other occupancies.</b> <b>ORA</b> Adds that: Where security operations necessitate the locking of required <i>means of egress</i> , as allowed in Occupancy Conditions 2, 3, 4 and 5, provisions shall be always made for the release of occupants.	Retain ORA	—
4-3	408.3.9	<b>Cell tier exits.</b> <b>ORA</b> Adds cell tier exiting provisions	Retain ORA	—
4-4	408.12	<b>Emergency ventilation.</b> <b>ORA</b> Adds section for Group I-3 resident housing areas to be equipped with smoke and heat venting.	Retain ORA	—
4-5	411.1	<b>Special Amusement Areas General.</b> <b>IBC</b> G86-21 Part I: A second exception has been added for "puzzle rooms." <b>ORA</b> New amendment: Reorganize new exception into items in alignment with Chapter 10 and use terms that are recognizable.	Approve IBC Approve New ORA	*No fiscal *No fiscal
4-6	414.1	<b>Hazardous Materials General.</b> <b>ORA/IFC</b> IFC new construction provisions. Not a new requirement.	Retain ORA/IFC	—
4-7	415.11.1.1	<b>Hazardous materials.</b> <b>IBC</b> G91-21:	Approve IBC	*No fiscal
4-8	415.11.10.4	<b>Increased travel distance.</b> <b>ORA</b> Adds section for increase travel distance provisions with a pointer back to Section 1017.2.3	Retain ORA	—
4-9	416.3	<b>Spray finishing.</b> <b>ORA/IFC</b> IFC new construction provisions. (F 2404.1)	Retain ORA/IFC	—
4-10	416.4	<b>Prohibited enclosures for spray application operations.</b> <b>ORA/IFC</b> IFC new construction provisions. (F 2404.2)	Retain ORA/IFC	—
4-11	416.5	<b>Membrane enclosures.</b> <b>ORA/IFC</b> IFC new construction provisions. (F 2404.3)	Retain ORA/IFC	—
4-12	420.12	<b>Child care facilities within dwellings.</b> <b>ORA</b> Adds sections for child care options with automatic sprinkler systems and without.	Retain ORA	—
4-13	430	<b>Electrical Energy Storage Systems (ESS)</b> <b>ORA/IFC</b> IFC new construction provisions. (F1207) <b>IFC/IBC</b> 2027 IFC proposal F169-24 (F1207): Reorganization – Deleted the Section 1207 prescriptive requirements and replaced the language with references to NFPA 855. Also adds "thermal imaging detection system" to the options required for rooms, areas and walk-in units containing energy storage systems in Section 907.2.23. <i>*ICC: No cost impact from 2024 IFC</i>	Retain ORA/IFC as modified	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
4-14	431-456	<p><b>ORA/IFC</b> 431 Dry Cleaning Solvents and Systems.            432 Fruit and Crop Ripening. IFC new construction provisions. (F 25)            433 Lumber Yards and Woodworking Facilities. IFC new construction provisions. (F 28)            434 Industrial Ovens. IFC new construction provisions. (F 30)            435 High-Piled Combustible Storage. IFC new construction provisions. (F 32)            436 Tire Rebuilding. IFC new construction provisions. (F 34)            437 Combustible Fibers. IFC new construction provisions. (F 37)            438 Processing and Extraction Facilities. IFC new construction provisions. (F 39)            439 Aerosols. IFC new construction provisions. (F 51)            440 Compressed Gases. IFC new construction provisions. (F 53)            441 Corrosive Materials. IFC new construction provisions. (F 54)            442 Cryogenic Fluids. IFC new construction provisions. (F 55)            443 Explosives and Fireworks. IFC new construction provisions. (F 56)            444 Flammable and Combustible Liquids. IFC new construction provisions. (F 57)            445 Flammable Gases and Flammable Cryogenic Fluids. IFC new construction provisions. (F 58)            446 Flammable Solids. IFC new construction provisions. (F 59)            447 Highly Toxic and Toxic Materials. IFC new construction provisions. (F 60)            448 Liquefied Petroleum Gases. IFC new construction provisions. (F 61)            449 Organic Peroxides. IFC new construction provisions. (F 62)            450 Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids. IFC new construction provisions. (F 63)            451 Pyrophoric Materials. IFC new construction provisions. (F64)            452 Pyroxylin (Cellulose Nitrate)-Plastics. IFC new construction provisions. (F 65)            453 Unstable (Reactive)-Materials. IFC new construction provisions. (F66)            454 Water-Reactive Solids and Liquids. IFC new construction provisions. (F 67)            455 Additive Manufacturing (3d Printing). IFC new construction provisions. (F 319)            456 Storage of Distilled Spirits and Wines. IFC new construction provisions. (F40)</p>	Retain ORA/IFC	—
4-15	456.8	<p><b>Automatic sprinkler system.</b>  <b>ORA</b> IFC new construction provisions. (F 4005)</p>	Retain ORA/IFC	—
4-16	457	<p><b>Piers and Wharves.</b>  <b>ORA</b> Adds section addressing piers and wharves.</p>	Retain ORA	—
4-17	458	<p><b>Mausoleums and Columbariums.</b>  <b>ORA</b> Adds section addressing mausoleums and columbariums</p>	Retain ORA	—
4-18	459	<p><b>Lithium-Ion and Lithium Metal Battery Storage. (Oregon adds new construction fire code provisions)</b>  <b>ORA</b> 2024 IFC proposal F21-21 (F320): This proposal includes requirements that regulate the collection and storage of these batteries so as to reduce the probability of an event and mitigate any adverse impact on the affected facility and public safety.  <b>IFC/IBC</b> *ICC: Cost increase from 2021 IFC            2024 IFC proposal F11-24 (Definitions): Revises and adds definitions for battery types. *ICC: No cost impact from 2024 IFC            2027 IFC proposal F51-24 (F320.1): This proposal adds Exemption 6 to clarify it is not the intent of this section to regulate miscellaneous small consumer size batteries in equipment or batteries staged or charging as is commonly found in maintenance areas, fire stations, contractor shops, etc. *ICC: No cost impact from 2024 IFC            2027 IFC proposal F54-24 (F320.1 &amp; F320.5): Revises to give general guidance for safe storage of batteries other than lithium-ion and lithium metal. *ICC: No cost impact from 2024 IFC            2027 IFC proposal F52-24 (F320.4): *ICC: Cost decrease from 2024 IFC            320.4.1.1 Clarifies the open top container storage are for collection of used or unwanted batteries from public or employees.            320.4.1.2 Adds a provision for limited storage DOTn regulations require batteries placed in bags to prevent short circuiting, and space between filled with vermiculite. The quantity limit is still limited to 15 cf.            320.4.1.3 Adds a section general miscellaneous storage (still limited to 15 cf) to clarify that other storage configurations are allowed, and often are safer, than just the open top unwanted battery collection.            2027 IFC proposal F53-24 (F320.4): *ICC: Cost decrease from 2024 IFC            320.4.3.6 Revises to not point to hazardous material weather protection and provide weather protection specific to battery storage which is consistent with the requirements of NFPA 855.</p>	<p>Approve IFC/ORA</p> <p>Approve IFC/ORA</p> <p>Approve IFC/ORA</p> <p>Approve IFC/ORA</p> <p>Approve IFC/ORA</p>	<p>*Minimal Cost Increase</p>

No.	Section	Summary	Committee recommendation	Co Fiscal impact
*	460	<p><b>Lithium-ion and lithium metal battery research, testing, manufacturing, or recycling.</b></p> <p><b>ORA</b> 2027 IFC proposal F64-24 (F324): *ICC: Cost decrease from 2024 IFC</p> <p><b>IFC/IBC</b> Provides guidance for the safe design, construction, and operation of these operations involving lithium-ion or lithium metal batteries. Identifies the application of the requirements, that a technical report be provided that documents how the hazards will be addressed in relationship to the code requirements. Also includes editorial change in Section 903.2.4.</p>	Approve IFC/ORA	
<b>CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS</b>				
5-1	503.1.4	<p><b>Occupiable roofs.</b></p> <p><b>IBC</b> G20-21 Part I, G105-21, CCCIBC 14-22: Changed “occupied roof” to “occupiable roofs” throughout the code. Added another exception for where the roof deck is located more than 75 feet above the lowest level of fire department vehicle access.</p>	Approve IBC	*No fiscal
5-2	508.1	<p><b>General mixed use and occupancy.</b></p> <p><b>ORA</b> Adds uses within certain live/work units and certain wineries are not considered separate occ. However, incidental uses in 509 and storage rooms larger than 750 ft<sup>2</sup> where wine is stored in wood or cardboard cases are not exempt from separation req.</p>	Retain ORA	—
5-3	508.5	<p><b>Live/Work units.</b></p> <p><b>IBC</b> G125-21, G127-21: Clarification and coordination of IBC and IRC requirements.</p> <p><b>ORA</b> Adds an exception regarding detached one- and two-family dwellings and townhouses.</p>	Approve IBC Retain ORA	*No fiscal —
5-4	508.5.7	<p><b>Fire protection.</b></p> <p><b>IBC</b> G126-21 Part II: Clarify the allowance to use fire protection requirements in the IRC for IRC live/work units.</p> <p><b>ORA</b> Rescinded the ORA 508.5.7.1, <i>no longer necessary.</i></p>	Approve IBC	*No fiscal
5-5	510.2	<p><b>Horizontal building separation allowance.</b></p> <p><b>IBC</b> G130-21: Clarify how the separation must be constructed, what type of assembly must be used, fire barriers, and subsequently how to address openings, penetrations, joints, continuity, etc. See 707.3.11, Horizontal separation offsets.</p>	Approve IBC	*No fiscal
<b>CHAPTER 6 TYPES OF CONSTRUCTION</b>				
6-1	T. 601	<p><b>Fire-Resistance Rating Requirements for Building Elements (Hours)</b></p> <p><b>ORA</b> Adds to fn (a) that the reduction does not apply to occupiable roofs or to roofs supporting rooftop structures regulated by Section 1511, vegetative roofs and landscaped roofs.</p> <p>Adds fn (h) For the purpose of determining the fire-resistance rating of joints, penetrations, openings and ducts in concrete floor and roof two-way slabs having direct connections to the columns, the fire-resistance rating for associated secondary members shall be used.</p> <p>Adds fn (i) All reinforcing steel and post-tensioning tendons in concrete floor and roof two-way slabs having direct connections to the columns shall have concrete coverage adequate to provide the fire-rating required for primary structural frame elements.</p>	Retain ORA	—
<b>CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES</b>				
7-1	704.1, 704.2	<p><b>Protection of the primary structural frame.</b></p> <p><b>IBC</b> FS8-21: Restructured into two sections, primary and secondary members, to have the charging language first and outlines the appropriate exceptions thereto.</p>	Approve IBC	*No fiscal
7-2	705.6	<p><b>Continuity.</b></p> <p><b>IBC</b> FS18-21: New section regarding continuity.</p>	Approve IBC	*No fiscal
7-3	705.7.1	<p><b>Floor assemblies in Type III construction.</b></p> <p><b>IBC</b> FS19-21: New section regarding Type III construction where a floor assembly supports gravity loads from an exterior wall.</p>	Approve IBC	*No fiscal
7-4	705.9.6	<p><b>Vertical exposure.</b></p> <p><b>ORA</b> Adds charging information for the vertical exposure opening protectives on adjacent lots.</p> <p>705.9.6.1: Adds section heading, modifies the points of measurement and specifies 'lower roof assembly' in exception no. 1.</p> <p>705.9.6.2: Adds provisions for building on separate lots.</p>	Retain ORA	—
7-5	706.1.1	<p><b>Party walls.</b></p> <p><b>ORA</b> Deletes exception no. 2.</p>	Retain ORA	—
7-6	706.1.2	<p><b>Deemed to comply.</b></p> <p><b>IBC</b> FS29-21: Adds a new section with language from another regarding fire walls designed and constructed to NFPA 221.</p>	Approve IBC	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
7-7	706.5	<b>Horizontal continuity.</b> <b>ORA</b> Adds to exception no. 3: "The noncombustible exterior sheathing shall extend horizontally for a distance not less than the width of the fire wall at the termination."	Retain ORA	—
7-8	707.6	<b>Openings.</b> <b>IBC</b> FS40-21, FS41-21, FS42-21: Added new exceptions to the 25% length limitation for fire barrier openings	Approve IBC	*No fiscal
7-9	708.4.1 710.4.1	<b>Fire partition walls enclosing elevator lobbies.</b> <b>IBC</b> G183-21 Part II: New section regarding fire partition walls used to enclose elevator lobbies. New section regarding Smoke partition walls used to enclose elevator lobbies.	Approve IBC	*No fiscal
7-10	710.4	<b>Continuity.</b> <b>IBC</b> FS49-21: Added a new exception.	Approve IBC	*No fiscal
7-11	711.2.4	<b>Fire-resistance rating.</b> <b>ORA</b> Adds an exception to see Table 601 for "concrete floor or roof two-way assemblies having direct connection to the column."	Retain ORA	—
7-12	712.1.3.2	<b>Automatic shutters.</b> <b>IBC</b> FS51-21, FS53-21: Reorganized for clarity.	Approve IBC	*No fiscal
7-13	713.4	<b>Fire-resistance rating.</b> <b>IBC</b> FS55-21: Added exception for shafts having a reduced fire-resistance rating in high rise buildings with a helpful pointer back to the high-rise provisions	Approve IBC	*No fiscal
7-14	714.3	<b>Sleeves.</b> <b>IBC</b> FS60-21: Added requirement for MIs and listing criteria.	Approve IBC	*No fiscal
7-15	714.5.1	<b>Through penetrations.</b> <b>IBC</b> FS64-21: Added an exception.	Approve IBC	*No fiscal
7-16	714.5.1.2	<b>Through-penetration firestop system.</b> <b>IBC</b> FS66-21: Added an exception.	Approve IBC	*No fiscal
7-17	715.2.1	<b>List system installation.</b> <b>IBC</b> FS45-21, FS68-21: Added new section regarding listed fire-resistant joint systems, perimeter fire containment systems and continuity head-of-wall systems.	Approve IBC	*No fiscal
7-18	715.2.2	<b>Approved materials installation.</b> <b>IBC</b> FS68-21: New section regarding approved materials protecting voids.	Approve IBC	*No fiscal
7-19	715.4, 715.5	<b>Exterior curtain wall/fire-resistance-rated floor intersections and floor assembly intersections.</b> <b>IBC</b> FS75-21: Extends exceptions that are applicable to curtain wall/floor intersections to the void. <i>*ICC: Cost decrease – For certain conditions, this proposal will remove the requirement for approved systems at voids at curtain wall/floor intersections so the cost of construction will decrease.</i>	Approve IBC	*Cost decrease
7-20	715.6	<b>Fire barrier/nonfire-resistance-rated roof assembly intersections.</b> <b>IBC</b> FS44-21, FS45-21: New section regarding voids created at the intersection of a fire barrier and the underside of a nonfire-resistance-rated roof sheathing, slab or deck above.	Approve IBC	*No fiscal
7-21	716.2.2.1.1	<b>Smoke and draft control.</b> <b>IBC</b> FS84-21: Added exception.	Approve IBC	*No fiscal
7-22	716.2.6.1	<b>Door closing.</b> <b>IBC</b> FS85-21, G44-21 Part I, G180-21: Added an exception regarding fire doors required solely for compliance with ICC 500.	Approve IBC	*No fiscal
7-23	717.2.4, 717.2.4.1	<b>Mechanical, electrical and plumbing controls, and Controls not permitted to be installed through dampers.</b> <b>IBC</b> FS88-21: Added new sections addressing mechanical, electrical and plumbing controls.	Approve IBC	*No fiscal
<b>CHAPTER 8 INTERIOR FINISHES</b>				
8-1	803.13	<b>Interior finish requirements based on occupancy.</b> <b>IBC</b> FS155-21: Added clarification that the Interior wall and ceiling finish shall have a classification such that the flame spread index and smoke-developed index values are not higher than those corresponding to the classification.	Approve IBC	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
8-2	806.3	<b>Occupancy-based requirements.</b> <b>ORA</b> Deletes section because it is a Post Certificate of Occupancy issue.	Retain ORA	—
8-3	808.1	<b>Acoustical ceiling systems.</b> <b>ORA</b> Adds a pointer to Chapter 16 for the prescriptive path for suspended acoustical tile and lay-in panel ceiling systems in structures assigned to Seismic Design Categories C, D, E and F. (See Section 1613.1.1)	Retain ORA	—
<b>CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS</b>				
9-1	901.1 – 901.2	<b>Scope, Fire protection system shop drawings and Fire protection systems.</b> <b>ORA</b> Revises and rearranges to add scoping language that clarifies post-occupancy maintenance or testing interval requirements in alignment with statutory authority. Adds a section regarding shop drawings.	Retain ORA	—
9-2	901.3	<b>Modifications.</b> <b>ORA</b> Prohibits repair of any fire protection or life safety system without BO approval.	Retain ORA	—
9-3	901.6.1, 901.6.2	<b>Automatic sprinkler systems and Fire alarm systems.</b> <b>ORA</b> Revises exception by replacing “protecting one- and two-family dwellings” to “installed in accordance with OSSC Section 903.3.1.3” to clarify that the 13D standard does not cover or require supervision or monitoring.	Retain ORA	—
9-4	902.1.3	<b>Environment.</b> <b>ORA</b> Adds pump and riser rooms heated for freeze protection provisions	Retain ORA	—
9-5	903.2.2	<b>Group B and Laboratories involving testing, research and development.</b> <b>IBC</b> F66-21: Added charging provisions for automatic sprinklers in Group B. 903.2.2.2: Added requirements for automatic sprinkler system throughout the fire areas utilized for the research and development or testing of lithium-ion or lithium metal batteries.	Approve IBC	*No fiscal
9-6	903.2.4	<b>Group F-1.</b> <b>IBC</b> F66-21: Added two conditions for manufacture lithium-ion or lithium metal batteries, and vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.	Approve IBC	*No fiscal
9-7	903.2.4.2	<b>Group F-1 distilled spirits.</b> <b>ORA</b> Aligns with Section 903.2.9.3 by adding “or wine.” (2022)	Retain ORA	—
*	903.2.4.4	<b>Combustible waste sorting and transfer.</b> <b>IFC/IBC</b> 2027 ICC proposal F99-24: Add a section to address combustible waste sorting and transfer fire hazards. <i>*ICC: Cost increase - This will increase the cost of construction for a small waste transfer and sorting facility, however, because of volume of trash needing sorting the typical facility already crosses the base F-1 12,000 square foot threshold. As a result, that cost impact is minimal if at all in today's waste handling operations world.</i>	Approve New ORA	*Cost increase
9-8	903.2.7.3	<b>Lithium-ion or lithium metal battery storage.</b> <b>IBC</b> F66-21: Added a section regarding automatic sprinkler system in a room or space within a Group M occupancy where required for the storage of lithium-ion or lithium metal batteries.	Approve IBC	*No fiscal
9-9	903.2.8.3	<b>Care facilities.</b> <b>ORA</b> Removes “with five or fewer individuals” in alignment with ORSC. Providing additional flexibility for care facilities under current Oregon licensing which are permitted to have up to 16 individuals receiving care in a dwelling. (2022) <b>COMM</b> <i>Committee recommended rescinding the existing ORA and then removing the section as it is no longer necessary.</i>	Rescind ORA Approve New ORA	*No fiscal
9-10	903.2.9 903.2.9.1	<b>Group S-1 &amp; Repair Garages.</b> <b>IBC</b> F66-21: Added a condition for the storage of lithium-ion or lithium metal powered vehicles where the <i>fire area</i> exceeds 500 ft <sup>2</sup> .	Approve IBC	*No fiscal
9-11	903.2.11.7	<b>Piers or wharves.</b> <b>ORA</b> Adds provisions for piers and wharves attached to or supporting a superstructure.	Retain ORA	—
9-12	903.3.1.1.3	<b>Lithium-ion or lithium metal batteries.</b> <b>IBC</b> F71-21: Added provisions for areas containing lithium-ion or lithium metal batteries. <b>IFC/IBC</b> 2027 ICC proposal F111-24: Provides for use of the information available provided a report prepared by a registered design professional with expertise in fire protection engineering is submitted for review and approval. Adds a table indicating the section references for the automatic sprinkler systems in required areas. <i>*ICC: Cost decrease</i> <b>COMM</b> <i>Approved the addition of the section and approved the IFC 2027 proposal.</i>	Approve IBC  Approve new ORA/IFC	*Cost increase  *Cost decrease

No.	Section	Summary	Committee recommendation	Co Fiscal impact
9-13	903.3.1.2.1	<b>Balconies and decks.</b> <b>ORA</b> Removes "provided that there is a roof or deck above."	Retain ORA	—
9-14	903.4, 903.4.1, 903.4.3	<b>Sprinkler system supervision and alarms.</b> <b>IBC</b> F73-21, F75-21 Part I: 903.4 Created a scoping section. 903.4.1: Electronic supervision and alarms. Moved the exception regarding the backflow prevention device from "Monitoring" to the second exception of this section: "limited area sprinkler systems..." because it primarily relates to the need for electronic supervision, not monitoring by a supervising station or constantly attended location. 903.4.3: Alarms. Added visual alarm devices where audible devices are currently required. clarified that water flow switches required to be electrically supervised have to be powered by a fire alarm control unit or a fire alarm system.	Approve IBC	*No fiscal
		<b>ORA</b> New: 903.4.1 and 903.4.3: Revises exception by replacing "protecting one- and two-family dwellings" to "installed in accordance with OSSC Section 903.3.1.3" to clarify that the 13D standard does not cover or require supervision or monitoring.	Approve New ORA	*No fiscal
9-15	904.14.1	<b>Manual system operation.</b> <b>IBC</b> F76-21, F77-21: Added another exception when locating the manual actuation device between 10 - 20 ft from cooking area.	Approve IBC	*No fiscal
9-16	904.15	<b>Domestic cooking facilities.</b> <b>ORA</b> Adds "operated by a college or university for student housing" to no 3.	Retain ORA	—
9-17	905.4	<b>Location of Class I standpipe hose connections.</b> <b>IBC</b> F81-21: Added "or exterior exit stairway."	Approve IBC	*No fiscal
9-18	907.2.1	<b>Group A.</b> <b>IBC</b> F86-21: Added more exceptions addressing a situation not previously anticipated for Group A-5 occupancies, included information contained in ICC 300 that has not previously been introduced and added exemptions for manual fire alarm boxes serving a Group A-5 outdoor bleacher type seating. <i>*ICC: Cost decrease.</i>	Approve IBC	*Cost decrease
9-19	907.2.2.2	<b>Laboratories involving research and development or testing.</b> <b>IBC</b> F88-21: Added a section capturing testing, research and development activities where there can be an increased risk of thermal runaway and where in some cases it is intentionally caused. <i>*ICC: Cost decrease.</i>	Approve IBC	*Cost decrease
9-20	907.2.4.1	<b>Manufacturing involving lithium-ion or lithium metal batteries.</b> <b>IBC</b> F88-21: Added a section capturing the manufacture of the batteries.	Approve IBC	*No fiscal
9-21	907.2.7.2	<b>Storage of lithium-ion or lithium metal batteries.</b> <b>IBC</b> F88-21: Added a section with a coordinating pointer where a Group M occupancy would require detection.	Approve IBC	*No fiscal
9-22	907.2.10.2	<b>Storage of lithium-ion or lithium metal batteries.</b> <b>IBC</b> F88-21: Added a section with a coordinating pointer where Group S occupancy would require detection.	Approve IBC	*No fiscal
9-23	907.2.11	<b>Single- and multiple-station smoke alarms.</b> <b>ORA</b> Section 29.5.10 of NFPA 72 only applies to sleeping rooms of Group R-1 and R-2 where fire alarm system is required.	Retain ORA	—
9-24	907.2.13.2	<b>Fire department communication system.</b> <b>ORA</b> Clarifies that where a wired communication system is permitted by the fire official and approved by the building official in lieu of an in-building two-way emergency responder communication coverage system in accordance with Section 918 and includes reference to OSSC Form 918 for documentation.	Retain ORA	—
*	907.2.24	<b>Combustible waste sorting and transfer.</b> <b>IFC/IBC</b> 2027 ICC proposal F99-24: Add a section to address combustible waste sorting and transfer fire hazards. <i>*ICC: Cost increase - This will increase the cost of construction for a small waste transfer and sorting facility, however, because of volume of trash needing sorting the typical facility already crosses the base F-1 12,000 square foot threshold. As a result, that cost impact is minimal if at all in today's waste handling operations world.</i>	Approve New ORA	
9-25	907.5.2.3.2	<b>Groups I-1, R-1 and R-4.</b> <b>ORA</b> Adds Group R-4.	Retain ORA	—
PP	907.4.2.5	<b>Break glass cover.</b> <b>PP</b> <b>PP-01:</b> Public proposal to allow use of break-glass covers for manual fire alarm boxes. <b>COMM</b> <i>The committee discussed and concluded that break-glass covers for manual fire alarm boxes is permitted in the code and it wouldn't be necessary to include specific language that hasn't been vetted nationally.</i> <i>Aug. 27, 2024: Committee video: <a href="https://youtu.be/Nf5pyvi1Xbg?si=JtsOmbvoPFGD3NR&amp;t=11338">https://youtu.be/Nf5pyvi1Xbg?si=JtsOmbvoPFGD3NR&amp;t=11338</a></i>	Disapprove PP	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
9-26	907.5.2.3.3	<b>Group R-2.</b> <b>ORA</b> Removes future visible alarm notification appliances and requires visual alarms within common and public areas and not within individual dwelling units. Deletes Section 907.5.2.3.3.1, Wired equipment.	Retain ORA	—
9-27	909.20.5.4	<b>Mechanical ventilation alternative.</b> <b>IBC</b> FS112-21: Eliminated the mechanical ventilation alternative.	Approve IBC	*No fiscal
9-28	909.20.5.4	<b>Smoke detection.</b> <b>IBC</b> FS115-21: Added a section requiring a smoke detector. Consistent with NFPA 92. *ICC: Cost increase.	Approve IBC	*No fiscal
9-29	912.5	<b>Signs.</b> <b>IBC</b> F99-21: Added requirements for fire department connections serving automatic sprinklers, standpipes or fire pump connections. <b>ORA</b> New: Adds clause "unless otherwise required by the fire official."	Approve IBC as modified	*No fiscal
9-30	913.2.2	<b>Circuits supplying fire pumps.</b> <b>ORA</b> Revises to add an Electrical Code reference for installation and protection of cables used for survivability of circuits supplying fire pump. Revises to not require additional protection for cables, or portions of cables, located within a fire pump room or generator room separated by <i>fire-resistance-rated</i> construction.	Retain ORA	—
9-31	915, 915.1	<b>Carbon Monoxide Detection.</b> <b>IBC</b> F102-21: Reorganized the section to be based on CO source. 915.1: Added an exception for Group S, Group F and Group U occupancies that are not normally occupied.	Approve IBC as modified by ORA	*No fiscal
9-32	915.1.1	<b>Where required.</b> <b>IBC</b> F102-21: Part of reorganization, removed reference to Group I-1, I-2, I-4, R and E classrooms, addressing this in 915.1. Added locations in buildings where conditions exist: Contain a CO source, contain or supplied with a CO-producing forced-air furnace, have an attached private garage(s), and have a CO-producing vehicle used within the building. <b>ORA</b> Authority/Scope: Adds the statutory requirement that all Group R occupancies require CO detection regardless of the presence of CO sources.	Approve IBC as modified by ORA	*No fiscal
9-33	915.2.1	<b>Dwelling units.</b> <b>ORA</b> Revises to require CO detection in each bedroom or within 15 feet outside of each bedroom door versus outside of each separate sleeping area in the immediate vicinity of the bedrooms.	Retain ORA	—
9-34	915.2.1.1	<b>Three or more dwelling units.</b> <b>ORA</b> Adds section indicated where CO detection is required in buildings that contain three or more dwelling units: in all enclosed common areas.	Retain ORA	—
9-35	915.2.2	<b>Sleeping units.</b> <b>ORA</b> Revises exception to allow CO detection to be installed within 15 feet outside of each separate sleeping area versus outside of each separate sleeping area in the immediate vicinity of the sleeping unit.	Retain ORA	—
9-36	915.3.1	<b>Alarm limitations.</b> <b>ORA</b> Added an exception allowing for CO alarms where CO detectors are otherwise required and approved.	Retain ORA	—
9-37	915.3.3	<b>Fire alarm systems not required.</b> <b>ORA</b> New: Delete new section.	Approve New ORA	*No fiscal
9-38	915.4.1	<b>Power source.</b> <b>ORA</b> Revises to allow battery operated CO alarms, securely fastened plug-in devices installed to Mill's, and to require that hardwired and plug-in CO alarms have battery backup.	Retain ORA	—
9-39	915.4.3	<b>Combination alarms.</b> <b>ORA</b> Adds that smoke alarm features of combination smoke/carbon monoxide alarms shall be interconnected.	Retain ORA	—
9-40	915.4.4	<b>Interconnection.</b> <b>ORA</b> Clarifies that the requirement applies to newly installed CO alarms.	Retain ORA	—
9-41	917.2	<b>Group E occupancies.</b> <b>IBC</b> F105-21: Added new section requiring a mass notification risk analysis. <b>IFC/IBC</b> 2027 ICC proposal F151-24: Consolidates the requirements and considers the lockdown requirements in Group E. *ICC: Cost increase for buildings using lockdown as a planned emergency response that are not Group E occupancies.	Disapprove IBC Approve New ORA	*Cost increase

No.	Section	Summary	Committee recommendation	Co Fiscal impact
9-42	918	<b>General, Emergency Responder Communication Enhancement Systems.</b> <b>ORA</b> Adds provisions and provides predictable application. <ul style="list-style-type: none"> <li>Specifies that the provisions apply to construction components of in-building two-way emergency responder communication coverage shall be provided in all new buildings and adds criteria.</li> <li>Adds specific exceptions and adds nonrequired systems provisions.</li> <li>Adds IFC new construction provisions (IFC Section 510).</li> <li>Adds a section for OSSC Form 918.</li> <li>Adds survivability provisions and standby power provisions.</li> <li>Incorporates new model IFC provisions where applicable.</li> </ul>	Retain ORA	*No fiscal
9-43	919	<b>Explosion Control.</b> <b>ORA/IFC</b> Adds a section for IFC new construction provisions. (IFC Section 911)	Retain ORA	*No fiscal
<b>CHAPTER 10 MEANS OF EGRESS</b>				
10-1	1006.2.2.2	<b>Equipment rooms containing boilers.</b> <b>ORA</b> Adds a section addressing equipment rooms containing boilers.	Retain ORA	*No fiscal
10-2	1006.3	<b>Egress from stories or occupiable roofs.</b> <b>IBC E17-21, G20-21 Part I:</b> Requires all spaces on a story or an occupied roof to have access to the required number of exits.	Approve IBC	*No fiscal
10-3	1006.3.4 909.20.8	<b>Single exits</b> <b>PP</b> <b>PP-02</b> – Proponent summary: Alternative safety measures for small-footprint apartment buildings of 4-6 stories and no more than 20 homes per stairwell. <b>COMM</b> <i>The committee unanimously voted to disapprove the public proposal.</i> <i>Aug. 27, 2024: Committee video: <a href="https://youtu.be/wuM9RgPLKr4?si=06fli-HGICU0LAvt&amp;t=8790">https://youtu.be/wuM9RgPLKr4?si=06fli-HGICU0LAvt&amp;t=8790</a></i>	Disapprove PP	---
10-4	1010.2.13	<b>Controlled egress doors in Groups I-1, I-2, R-3 and R-4 facilities providing care.</b> <b>ORA</b> Adds provisions for R-3 and R-4 facilities providing care. Deletes item no 5 and adds exception no. 3 to item no. 7 exceptions. Revises the maximum number of controlled egress doors a building occupant can required to pass-through from one door to two doors.	Retain ORA	---
*	1010.2.14	<b>Elevator lobby exit access door.</b> <b>IBC</b> Permits locking of exit access doors in elevator lobbies in certain conditions.	Approve IBC	*No fiscal
10-5	1010.4	<b>Gates.</b> <b>ORA</b> Adds an exception for horizontal sliding or swinging gates exceeding the 4-foot (1219 mm) maximum leaf width limitation are permitted in fences and walls surrounding a stadium.	Retain ORA	---
10-6	1011.11	<b>Handrails.</b> <b>ORA</b> Adds an exception for Group R-3 occupancies, decks, patios and walkways that have a change in elevation consisting of a flight of stairs with three or fewer risers.	Retain ORA	---
10-7	1011.12	<b>Stairway to roof.</b> <b>ORA</b> Adds stairway to roof marking requirements and clarifies alternating tread device and ship's ladder exception requirements, removed permanent vertical ladder allowance.	Retain ORA	---
10-8	1011.12.2	<b>Roof access.</b> <b>ORA</b> Adds an exception in buildings four or more stories above grade plane, the roof hatch or trap door shall be not less than 36 inches in width and 8 feet in length.	Retain ORA	---
10-9	1013.7 (New)	<b>Pictograms.</b> <b>PP</b> <b>PP-03</b> – Proponent summary: Allow the internationally-standardized pictogram (symbol) to be used on exit signs, in lieu of or in addition to the word "EXIT". <b>COMM</b> <i>Committee recommends approving the proposal as modified by making the provisions optional and not in lieu of the current requirements.</i> <i>Aug. 27, 2024: Committee video: <a href="https://youtu.be/wuM9RgPLKr4?si=UwKGP-HmjvQKbmZP&amp;t=12738">https://youtu.be/wuM9RgPLKr4?si=UwKGP-HmjvQKbmZP&amp;t=12738</a></i>	Approve PP as modified	*No fiscal
*	1015.2	<b>Guards.</b> <b>COMM</b> <i>Committee recommends the addition of a sentence to Section 1015.1 pointing to the new Section 1807.2.5 where guards are required to be provided on regulated retaining walls.</i>	Approve New ORA	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
*	1015.2	<b>Guards, where required.</b> <b>IBC</b> G106-21 Part II: Adds provisions for occupiable roofs. <b>COMM</b> <i>Committee recommends approving the IBC changes as modified by deleting "approved" in exception 9.</i>	Approve IBC as modified	*No fiscal
10-10	1015.8	<b>Window openings.</b> <b>ORA</b> Changes "other surfaces" to "flat surface not less than 36 inches in width."	Retain ORA	—
10-11	1017.2.3	<b>Group H-5 Increase.</b> <b>IBC</b> E86-21: Added a section with Group H-5 increase provisions This section was adopted in the 2022 OSSC.	Approve IBC	*No fiscal
10-12	1031.7	<b>Emergency escape and rescue openings under decks, porches and similar projections.</b> <b>ORA</b> Adds a section for emergency escape and rescue openings under decks, porches, and similar projects. (Alignment with Section R310 of the ORSC)	Retain ORA	—
10-13	1031.8	<b>Emergency escape and rescue openings above lower roof surfaces.</b> <b>ORA</b> Adds a section for above lower roof surfaces. (Alignment with Section R310 of the ORSC)	Retain ORA	—
<b>CHAPTER 11 ACCESSIBILITY</b>				
11-1	1102.1.1	<b>Alternate methods.</b> <b>ORA</b> Adds section for alternate methods and a text box for ORS 447.220.	Retain ORA	—
11-2	1102.1.2	<b>Amendments to ICC A117.1.</b> <b>ORA</b> Modifies ICC A117.1 in accordance with BCD authority and alignment with Oregon-specific requirements. 2017 ICC A117.1.	Retain ORA	—
11-3	1103.2.11	<b>Residential Group R-1 or R-3.</b> <b>IBC</b> E114-21: Added provisions addressing buildings of Group R-3 congregate living facilities (transient) or boarding houses (transient) containing not more than five sleeping units for rent or hire.	Approve IBC	*No fiscal
11-4	1103.2.15	<b>Private membership clubs and churches.</b> <b>ORA</b> Adds section addressing private membership clubs and churches in alignment with statute.	Retain ORA	—
11-5	1104.4	<b>Multistory buildings and facilities.</b> <b>ORA</b> Adds multiple exceptions.	Retain ORA	—
11-6	1104.5	<b>Elevators required.</b> <b>ORA</b> Adds a section addressing requirements for elevators in alignment with statute. Also adds a textbox reprinting ORS 447.247.	Retain ORA	—
*	1104.6	<b>Locations.</b> <b>IBC</b> E115-21: Reorganizes for clarity. Clarifies that the accessible route needs to comply with all three items in the list.	Approve IBC	*No fiscal
11-7	1105.1.1	<b>Power-operated doors at public entrances.</b> <b>IBC</b> E116-21, E118-21, E119-21: Revised the section and added exceptions.	Approve IBC	*Slight Cost decrease
11-8	1106.2 T. 1106.2	<b>Accessible Parking Spaces on Affected Building Sites.</b> <b>ORA</b> Align with statute: Adds field for the "Required Minimum Number of Van Accessible Spaces" and "Required Minimum Number of Wheelchair User Only Spaces." Park standards have been updated. (2023)	Retain ORA	—
11-8a	1106.3 1106.3.1	<b>Groups R-2, R-3 and R-4.</b> <b>IBC</b> E121-21: Revised to clarify that the required number of parking spaces should result in the greatest number based on the conditions noted.	Approve IBC	*No fiscal
11-9	1106.6	<b>Van spaces.</b> <b>ORA</b> Adds that any space that is designated as van accessible shall be reserved for wheelchair users, where five or more parking spaces are designated accessible in accordance with statute.	Retain ORA	—
11-10	1106.7.1	<b>Parking located beneath a building.</b> <b>IBC</b> E121-21: Added clarification that accessible parking spaces shall be provided beneath the building where parking is provided beneath a building.	Approve IBC	*No fiscal
11-12	1106.8	<b>Surfaces and identification of parking spaces.</b> <b>ORA</b> Adds provisions for surface and identification of parking spaces to align with statute. Park standards have been updated.	Retain ORA	—
11-13	1106.10.3	<b>Group I-2.</b> <b>ORA</b> Adds section for Group I-2 health care occupancies, requiring that at least one accessible entry be under shelter and that every such entry include a passenger loading zone.	Retain ORA	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
11-14	1106.11	<b>Electric vehicle charging stations.</b> <b>ORA</b> New: Added a new section addressing electric vehicle charging stations consistent with longstanding guidance.	Approve New ORA	*No fiscal
11-15	1108.5.1.2.1	<b>Assisted living and residential care facilities.</b> <b>ORA</b> Requires roll-in-type shower compartments for Group I-1, Condition 2 assisted living facilities and residential care facilities.	Retain ORA	—
11-16	1108.5.1.3	<b>Type A units.</b> <b>ORA</b> Requires every dwelling unit or sleeping unit In Group I-1, Condition 2 assisted living facilities and residential care facilities to be a Type A unit provided with bathing facilities.	Retain ORA	—
11-17	1108.5.1.5	<b>Bathing facilities.</b> <b>ORA</b> Adds provisions for bathing facilities inside and outside of dwelling or sleeping units in Group I-1, Condition 2.	Retain ORA	—
11-18	1108.5.2.1	<b>Accessible units.</b> <b>ORA</b> Allows the folding seat to be omitted for standard roll-in-type shower compartments and the shower controls to be located on the side walls in Group I-2, Condition 1 nursing homes.	Retain ORA	—
11-19	1108.6.1.1	<b>Accessible units.</b> <b>IBC</b> E131-21: Added exceptions where all dwelling units and sleeping units contain showers and none contain bathtubs.	Approve IBC	*No fiscal
11-20	1108.6.2.2.1	<b>Type A units.</b> <b>IBC</b> E133-21: Added: Where two or more <i>Type A units</i> are provided, at least 5 percent but not less than one <i>Type A unit</i> shall include a bathroom with a shower complying with ICC A117.1 for <i>Type A units</i> .	Approve IBC	*No fiscal
11-21	1108.6.3	<b>Group R-3, Accessible units, Type B units.</b> <b>IBC</b> E114-21: Rearranged and revised into three sections.	Approve IBC	*No fiscal
11-22	1108.6.4 1108.6.4.1 1108.6.4.2	<b>Group R-4, Accessible units, Type A units, and Bathing facilities.</b> <b>ORA</b> 1108.6.4: Adds Type A Units in the charging to account for ORSC 1108.6.4.2 for Type A units. 1108.6.4.1: Revises to require at least 10 percent, but not less than one of the sleeping units in Group R4, Condition 2 to be an accessible unit. Also requires that all Group R-4, Condition 2 assisted living facility and residential care dwelling units and sleeping units be provided with bathing facilities in accordance with Section 1108.6.4.4. 1108.6.4.2: Requires every dwelling unit or sleeping unit In Group R-4, Condition 2 assisted living facility and residential care dwelling units and sleeping units to be a Type A unit provided with bathing facilities.	Retain ORA	—
11-23	1109.2	<b>Assembly area seating.</b> <b>ORA</b> Specifies that Lawn seating serving an affected building on an affected building site shall comply with Section 1109.2.6.	Retain ORA	—
11-24	1109.2.9	<b>Dining and drinking areas.</b> <b>ORA</b> Removes the exception for dining and drinking areas in a mezzanine.	Retain ORA	—
11-25	1109.2.9.2	<b>Structurally integrated bar or counter space.</b> <b>ORA</b> Addresses a bar or counter exceeding 34 inches in height provided for consumption of food or drink. Requires structurally integrated portion.	Retain ORA	—
11-26	1110.3	<b>Sinks.</b> <b>IBC</b> E143-21: Added an exception for other than sinks in kitchens and kitchenettes, where a sink requires a deep basin to perform its intended purpose or requires a specialized drain that cannot be located outside of the knee space, a parallel approach shall be permitted to be located adjacent to the sink.	Approve IBC	*No fiscal
11-27	1110.4	<b>Adult changing stations.</b> <b>IBC</b> E142-21: Added provisions addressing adult changing stations. <b>COMM</b> <i>Committee recommends the approval of the first sentence requiring adult changing stations to be accessible. This will only apply when adult changing stations are voluntarily provided in a design.</i>	Approve IBC as modified	*No fiscal
11-28	1110.5	<b>Kitchens and kitchenettes.</b> <b>IBC</b> E143-21: Added provisions addressing kitchens and kitchenettes provided in accessible spaces or rooms.	Approve IBC	*No fiscal
*	1110.6	<b>Laundry equipment.</b> <b>IBC</b> E142-21: Added provisions addressing laundry equipment. <b>ORA</b> New: Delete section. Outside of state building code scope. Not adopted.	Disapprove IBC Approve New ORA	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
11-29	1110.14	<b>Seating and standing spaces at dining surfaces and work surfaces.</b> <b>IBC</b> E138-21, E143-21: Added sections addressing accessible dining surfaces and work surfaces.	Approve IBC	*No fiscal
11-30	1112.6	<b>Designations.</b> <b>IBC</b> E145-21: Added a section regarding interior and exterior signs.	Approve IBC	*No fiscal
11-31	1113	<b>Clustered Mailboxes.</b> <b>ORA</b> Adds a section addressing clustered mailboxes based on statute.	Retain ORA	—
<b>CHAPTER 12 INTERIOR ENVIRONMENT</b>				
12-1	1202.1	<b>Ventilation.</b> <b>ORA</b> New: Allows for natural ventilation or mechanical ventilation in accordance with OMSC. Dwelling units in Group R-2, R-3 and R-4 occupancies, and Ambulatory care facilities and Group I-2 occupancies shall be ventilated by mechanical means.	Approve ORA	*No fiscal
12-2	1202.4.3	<b>Mechanical ventilation.</b> <b>ORA</b> Oregon requires Class I vapor retarder regardless of ventilation.	Retain ORA	—
12-3	1202.5	<b>Natural ventilation.</b> <b>ORA</b> New: Refers to Chapter 4 of the OMSC. 1202.5.1 – 1202.5.3 are deleted to be moved to the OMSC.	Approve New ORA	*No fiscal
12-4	1206.2, 1206.3	<b>Airborne sound and Structure-borne sound.</b> <b>IBC</b> G169-21: Added requirement for engineering analysis shall be performed by a <i>registered design professional</i> . <b>ORA</b> New: Disapprove new IBC and delete new language.	Disapprove IBC Approve New ORA	*No fiscal
12-5	1208.3, 1208.4	<b>Dwelling unit size, room area and efficiency dwelling units.</b> <b>IBC</b> G171-21: Added Dwelling unit size minimum requirements: 190 ft <sup>2</sup> of habitable space. Specifies “sleeping units and other habitable rooms of a dwelling unit” for requirements. Added reference requirement for unit’s habitable space. <i>*ICC: Cost decrease</i>	Approve IBC	*Cost decrease
12-6	1210.2.3	<b>Adult changing table surround.</b> <b>IBC</b> P37-21 Part II: Added requirements for adult changing table surrounds.	Approve IBC	*No fiscal
12-7	1210.3	<b>Privacy.</b> <b>ORA</b> Removes “where” mirrors compromise personal privacy from the requirements.	Retain ORA	—
12-8	1210.3.2	<b>Single-user toilet and bathing rooms.</b> <b>ORA</b> Adds privacy occupied indicator provisions for single-user toilet rooms and bathing rooms.	Retain ORA	—
12-9	1210.4	<b>Fixture clearances.</b> <b>ORA</b> Adds fixture clearance requirement for water closets, bidets and urinals. Plumbing code alignment. Clarifies that fixtures required to be accessible must comply with Chapter 11 and ICC A117.1.	Retain ORA	—
12-10	1211.1	<b>UV germicidal irradiation systems.</b> <b>IBC</b> G173-21: Added section to address UV germicidal irradiation systems. <i>*ICC: Cost increase compared to unlisted products.</i>	Approve IBC	*Cost Increase (Cost of listed product)
<b>CHAPTER 13 ENERGY EFFICIENCY</b>				
		Refers to the Oregon Energy Efficiency Specialty Code (OEESC)		
<b>CHAPTER 14 EXTERIOR WALLS</b>				
14-1	1402.3.1	<b>Attachments through exterior insulation.</b> <b>IBC</b> FS2-22: Adds requirements addressing new claddings that do not currently fit into the wall covering materials currently specified.	Approve IBC	*No fiscal
14-2	1402.5-1402.8	<b>Vertical and lateral flame propagation.</b> <b>IBC</b> FS122-21: This change provides reference to all the relevant sections of Chapter 14 and Chapter 26 containing specific requirements for exterior wall assemblies needing testing to NFPA 285.	Approve IBC	*No fiscal
14-3	1403.2	<b>Water-resistive barrier.</b> <b>IBC</b> FS126-21: Revision coordinates Section 1403.2 with IRC R703.2.	Approve IBC	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
14-4	1404.3	<b>Vapor retarders.</b>		
		<b>IBC</b> FS135-21: Clarifications to align.	Approve IBC	*No fiscal
		<b>ORA</b> Removes references to IECC and climate zone provisions for those that do not apply in Oregon. (Zones 1, 2, 3, 6, 7, & 8)	Retain ORA	—
		<b>ORA</b> Adds masonry walls with exposed interior surface to the list of exceptions.	Retain ORA	—
		<b>ORA</b> Rescinding the addition of exception where exterior continuous rigid insulation is at least 50 percent.	Rescind ORA	—
14-5	1404.3.1	<b>Spray foam plastic insulation for moisture control with Class II and III vapor retarders.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS142-21: Align provisions in the IBC with those in the IRC.		
14-6	1404.4.1	<b>Fenestration flashing.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS145-21: Revision to clarify the role of fenestration manufacturer instructions.		
14-7	1404.5	<b>Fastening.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS8-22, FS9-22, FS120-21		
14-8	1404.11.3	<b>Interior adhered masonry veneers.</b>	Retain ORA	—
		<b>ORA</b> Adds an exception to the limitation where interior adhered masonry veneer can support its own weight and the lateral load for the interior adhered masonry veneer is provided through the use of an engineered system, the 20 psf.		
14-9	1404.15.2	<b>Installation over foam plastic insulating sheathing.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS7-22: Coordinates the IBC with provisions already in the IRC (R703.11.2) and in ASTM D3679 for specification of vinyl siding.		
14-10	1404.18.1, 1404.18.2	<b>Installation and Fastener Requirements.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS11-22, S9-22: Provides needed supplemental information for polypropylene siding.		
14-11	1404.19, 1404.19.1	<b>Fiber-mat reinforced cementitious backer units, Installation.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS133-21: Clarify that cement board conforming with the ASTM C1325 standard can be used as a substrate in exterior applications by adding the existing reference contained in Chapter 25 to Chapter 14.		
14-12	1405.1.1	<b>Types I, II, III and IV-HT construction.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS157-21, FS158-21: Adds exceptions to item 2: combustible exterior wall coverings shall be limited to 40 feet above grade plane		
14-13	1409.1 – 1409.9.1	<b>Insulated Metal Panel (IMP).</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS149-21 Part I: New section addressing insulated metal panels.		
14-14	1412.1 – 1412.7.2	<b>Soffits and fascias at roof overhangs.</b>	Approve IBC	*No fiscal
		<b>IBC</b> FS1-22: New section addressing soffits and fascias at roof overhangs.		
<b>CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES</b>				
15-1	1501.1	<b>Scope.</b>	Retain ORA	—
		<b>ORA</b> Adds textbox regarding roof fall protection systems.		
15-2	1502.2 1502.3	<b>Secondary (emergency overflow) drains or scuppers and gutters.</b>	Retain ORA	—
		<b>ORA</b> Authority/Scope: Deletes sections.		
15-3	1502.1.1-1502.1.5	<b>General requirements.</b>	Retain ORA	—
		<b>ORA</b> Adds a section addressing roof drains. Overflow drains and scuppers, concealed piping and over public property. Align with OPSC.		
15-4	1503.4	<b>Attic and rafter ventilation.</b>	Approve IBC	*No fiscal
		<b>IBC</b> S5-22: Clarify the attic and enclosed rafter ventilation requirements. The words "... attic and enclosed rafter assemblies..." are added to clarify the scoping of the requirement. An exception is added to direct users to Section 1202.3 to the code's provisions unvented attics and unvented enclosed rafters		
15-5	1504.4.4	<b>Slate shingles.</b>	Approve IBC	*No fiscal
		<b>IBC</b> S7-22: Added section to provide guidance regarding the wind resistance of slate roof covings. Added wind resistance testing in accordance with ASTM D3161.		
15-6	1504.8	<b>Wind resistance of aggregate-surfaced roofs.</b>	Approve IBC	*No fiscal
		<b>IBC</b> S11-22, S12-22, S13-22, S14-22, S15-22, S16-22, S17-22: Clarifies treatment of the Table 1504.9 requirements for the special circumstance in which a building roof.		

No.	Section	Summary	Committee recommendation	Co Fiscal impact
15-7	T. 1504.8	<b>Minimum Required Parapet Height for Aggregate Surfaced Roofs.</b> <b>IBC</b> S11-22, S12-22, S13-22, S14-22, S15-22, S16-22, S17-22: Provides necessary direction for measurement of the parapet height.	Approve IBC	*No fiscal
15-8	1505.9	<b>Rooftop mounted photovoltaic (PV) panel systems.</b> <b>ORA</b> Allows for noncombustible racking and mounting systems or be tested, <i>listed</i> and identified with a fire classification in accordance with UL 2703.	Retain ORA	—
15-9	1507.8.1	<b>Deck requirements.</b> <b>IBC</b> S30-22: Consistent with IRC changes.	Approve IBC	*No fiscal
15-20	1507.9.1	<b>Deck requirements.</b> <b>IBC</b> S32-22: Consistent with IRC changes.	Approve IBC	*No fiscal
15-21	1507.14.3	<b>Application.</b> <b>IBC</b> S34-22: Added provisions for liquid-applied roofing installation.	Approve IBC	*No fiscal
15-22	1507.16.9	<b>Flashing.</b> <b>IBC</b> S36-22: Added guidance for flashings for PV shingles and BIPV roof panels to be installed according to the roof covering manufacturer's installation instructions.	Approve IBC	*No fiscal
15-23	1507.17.7	<b>Flashing.</b> <b>IBC</b> S36-22: Added guidance for flashings for PV shingles and BIPV roof panels to be installed according to the roof covering manufacturer's installation instructions.	Approve IBC	*No fiscal
15-24	1511.2.4	<b>Type of construction.</b> <b>IBC</b> S7-21: Requires the exterior walls and roof construction to meet the fire-resistance rating for the type of construction.	Approve IBC	*Cost decrease
15-25	1511.7.6	<b>Lightning protection systems.</b> <b>IBC</b> S43-22: Clarifies that attachment of LPS to any part of the roof needs to be done in accordance with the installation instructions for the roof assembly, roof covering, metal edge systems, or gutter. <b>COMM</b> Approve new OR A requiring compliance with the Electrical Code and deleting IBC Sections 5111.7.6.1 and 1511.7.6.2.	Approve IBC as modified	*No fiscal
15-26	1511.7.6.1	<b>IBC</b> 1511.7.6.1 Installation on metal edge systems or gutters. New OR A deleting section.	Disapprove IBC	*No fiscal
15-27	1511.7.6.2	<b>IBC</b> 1511.7.6.2 Installation on roof coverings. New OR A deleting section.	Disapprove IBC	*No fiscal
15-28	1511.9	<b>Raised-deck systems installed over a roof assembly.</b> <b>IBC</b> S10-21: Adds requirements addressing raised-deck systems. The code change will increase the cost of construction, for those who decide to install these types of systems. However, this provides clarity on what requirements are to be applied for these installations.	Approve IBC	*Cost increase
15-29	1512.1	<b>Reroofing, General.</b> <b>IBC</b> S44-22, S45-22: Revised to emphasize the IBC requirement that susceptible bays be analyzed for ponding instability during structural design/loads analyses that are required incidental to the recovering or replacement of existing roof coverings, which adds new live loads to existing roof structures. *ICC: Cost increase.	Approve IBC	*Cost increase
5-30	1512.2	<b>Roof replacement.</b> <b>IBC</b> S51-22: Provides specific requirements on acceptable methods for dealing with existing self-adhered membranes during a roof replacement. *ICC: Cost decrease	Approve IBC	*Cost decrease
5-31	1512.3.1 1512.3.1.1	<b>Reroofing inspection / Final inspection.</b> <b>ORA</b> Adds reroofing and final inspection provisions.	Retain ORA	—
<b>CHAPTER 16 STRUCTURAL DESIGN</b>				
16-1	1603.1.3	<b>Construction documents (CDs) - Snow load.</b> <b>ORA</b> Removes allowance to omit listing design roof snow load parameters on the CDs when the ground snow load is 10 psf or less. <b>Rescinding this amendment based on updates to snow load design provisions.</b> <b>IBC</b> Changed the threshold for providing additional information from "exceeds 10 psf" to "exceeds 15 psf."	Rescind ORA Approve IBC	— *No fiscal
16-2	1603.1.4	<b>Construction documents (CDs) – Component and cladding wind zones and pressures.</b> <b>ORA</b> Removes a requirement for the engineer of record to provide wind pressure maps for exterior wall elevations and roof plans of buildings on the CDs.	Retain ORA	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
16-3	1604.4	<b>Analysis.</b> <b>IBC</b> S69-22: Adds new language that aligns IBC and ASCE 7-22 structural analysis requirements.	Approve IBC	*No fiscal
		<b>ORA</b> Cleaned up a long-standing conflict between ASCE 7 and the IBC regarding structural analysis requirements. <i>Rescinding this amendment based on updates in IBC</i>	Rescind ORA	—
16-4	T. 1604.5	<b>Risk Category of Buildings and Other Structures.</b> <b>ORA</b> Removes “public” from application of “assembly” in first two bulleted items in RC III designation. <b>PP</b> <b>SEAO-01</b> : Proponent summary: The proposal clarifies how the primary occupancy of a structure is to be determined when determining the risk category of the building. <b>COMM</b> <i>The committee recommends retaining the ORA and approving the public proposal.</i>	Retain OR A Approve PP	— *No fiscal
		<b>IBC</b> S72-22, S74-22, S75-22, S76-22, S79-22: All of Group I-2 and Group I-3 except for Group I-3, Condition 1 occupancies have been moved to Risk Category IV. *ICC: 0-2% Cost increase <b>COMM</b> <i>The committee recommends approving the IBC change.</i> Sept. 17, 2024: Committee video: <a href="https://youtu.be/kzBFNx836hc?si=r_CPaph-ivzKpDBN&amp;t=141">https://youtu.be/kzBFNx836hc?si=r_CPaph-ivzKpDBN&amp;t=141</a> <i>*Based on industry feedback, more likely 3%-7% Construction Cost Increase for public utility water treatment facilities due to industry manufacturers having to catch up with designated seismic system qualification requirements of ASCE 7 for associated process equipment (e.g. pumps, valves, etc.) that needs to maintain continuous operation.</i>	Approve IBC	*Cost increase
16-5	1604.5.2	<b>Photovoltaic (PV) panel systems. Risk Category.</b> <b>IBC</b> S81-22: Adds specific risk category designation to various photovoltaic systems and associated support structures that are becoming more common.	Approve IBC	*No fiscal
16-6	1605.1	<b>Load combinations</b> <b>ORA</b> Modifies Exception 4 to clarify and confirm that the newly introduced tornado design provisions, including those in ASCE 7-22, are not applicable in Oregon and are not adopted as part of the OSSC.	Retain ORA	—
16-7	1606.4.1	<b>Solar-ready roofs.</b> <b>ORA</b> Requires solar-ready roofs to include an additional 5 psf dead load over solar-ready zone of roof for the gravity and lateral design of the building.	Retain ORA	—
16-8	1607	<b>Live Loads.</b> <b>IBC</b> S84-22: Updated and reformatted to align with ASCE-22 for clarification; no technical changes	Approve IBC	*No fiscal
16-9	T. 1607.1	<b>Minimum uniformly distributed live loads, L<sub>0</sub>, and minimum concentrated live loads</b> <b>ORA</b> Clarifications: Adds “mechanical rooms, and elevated platforms” to Item 6, Moves a comma in Item 31, adds “except for one- and two-family dwellings” for Item 34, and adds Item 39.	Retain ORA	—
		<b>PP</b> <b>SEAO-02</b> : This proposal adds a category and uniform live load in Table 1607.1 under the Office Buildings heading. <b>COMM</b> <i>The committee recommends approving the proposal as modified by aligning with the existing defined term: public use.</i>	Approve PP as modified	*No fiscal
16-10	1607.14.2	<b>Occupiable roofs.</b> <b>ORA</b> Corrects model code discrepancy; Table 1607.1 Footnote a prohibits live load reduction for occupied roofs used for assembly purposes.	Retain ORA	—
16-11	1608	<b>Snow Load Modifications to ASCE 7.</b> <b>IBC</b> S116-22: Aligns with ASCE 7-22, which includes new site-specific, reliability-targeted, ground snow loads based on 30 years of additional weather station data since the last ASCE snow load study. The new, reliability-targeted ground snow loads account for climatic differences whereas the prior, 50-year mean recurrence interval approach did not, resulting overestimated design snow loads in some regions and underestimated in others. This changes the ground snow load to a strength level load and is based on risk category, which eliminates the prior snow importance factors. Accordingly, this resulted in necessary changes to the LRFD and ASD load combinations for snow loads in ASCE 7-22 (snow load factors went from 1.6 went to 1.0 for LRFD, and 1.0 went to 0.7 for ASD).	Approve IBC as modified	*No fiscal
		<b>ORA</b> Requires use of historic SEAO Snow Load Analysis for Oregon, associated electronic map for site-specific ground snow load determination, and sets a unique, minimum roof snow load threshold. <i>Rescinding this amendment and aligning with model code</i>	Rescind ORA	—
		<b>ORA</b> New: Aligns 2025 OSSC with model code and ASCE 7-22, but carves out all of the ground snow load maps and tables unrelated to Oregon and provides a direct pointer for the code user to access the ASCE Design Ground Snow Load Geodatabase (via ASCE 7 Hazard Tool: <a href="https://ascehazardtool.org/">https://ascehazardtool.org/</a> ) to ensure consistent, predictable outcomes for site-specific ground snow load determination.	Approve New ORA	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
16-12	1609.1.1	<b>Determination of wind loads.</b> <b>ORA</b> Clarifies that the basic wind speeds for flagpole and antenna tower designs in Exceptions 4 and 5 need to be obtained from the OSSC and not the referenced standards and clarifies the code path for wind tunnel test requirements in Exception 6.	Retain ORA	—
		<b>IBC</b> S9-22, S62-22, S116-22: Adds Exc. 7, which points to newly added design provisions for Temporary Structures in Chapter 31.	Approve IBC	*No fiscal
16-13	1609.2	<b>Protection of openings.</b> <b>ORA</b> Not adopted since not applicable in Oregon (not a hurricane prone region).	Retain ORA	—
16-14	1609.3	<b>Basic design wind speed.</b> <b>ORA</b> Removes nonapplicable model code language and points to Oregon specific criteria.	Retain ORA	—
		<b>PP</b> SEAO-03—Proponent summary: This proposal incorporates the special wind region study that was completed in 2023 and adopted as an interim amendment by the state and points user to ASCE Wind Geodatabase for nonspecial wind region wind speeds.	Approve PP	*Slight decrease
16-15	F. 1609.3	<b>Oregon special wind regions.</b> <b>ORA</b> Adds Oregon-specific figure showing the special wind regions in Oregon.	Retain ORA	—
16-16	T. 1609.3	<b>Basic design wind speed, V, for Risk Category I, II, III, and IV buildings and other structures.</b> <b>ORA</b> Adds Oregon-specific table showing the basic design wind speed for each county.	Rescind ORA	—
		<b>PP</b> SEAO-03—Proponent summary: Modifies table to only include special wind region wind speeds (Section 1609.3 points user to ASCE Wind Geodatabase for nonspecial wind region wind speeds.	Approve PP	*No fiscal
16-17	1609.4.2 1609.4.3	<b>Exposure category.</b> <b>ORA</b> Removes duplicate, redundant language between ASCE 7 and the model code by pointing directly to ASCE 7 for surface roughness and exposure category determination.	Retain ORA	—
16-18	1609.5	<b>Tornado loads.</b> <b>ORA</b> New: States that the newly introduced tornado loads in the IBC and ASCE 7-22 are not applicable in Oregon and are not adopted as part of the OSSC. Deletes Table 1609.5.	Approve new ORA	*No fiscal
16-19	1609.8	<b>Modification to ASCE 7.</b> <b>ORA</b> Clarifies the peer review requirements for wind tunnel tests.	Retain ORA	—
16-20	1610.1	<b>Lateral pressures.</b> <b>ORA</b> Explicitly requires/addresses an increase in lateral pressure where a retaining wall supports an ascending backfill slope.	Retain ORA	—
16-21	1611.1	<b>Design rain loads.</b> <b>IBC</b> Requires 15-minute design storm rainfall data for 100-, 200-, and 500-year return period depending on building risk category. <b>ORA</b> New: Retains 2022 OSSC language for design storm criteria since NOAA has not provided the 15-minute duration storm data based on 100-, 200-, and 500-year return periods for Oregon yet; BCD has contacted them and they've shared that they will be working on it over the next several years.	Approve IBC as modified by New ORA	*No fiscal
16-22	F. 1611.1	<b>100-year, 1-hour rainfall.</b> <b>ORA</b> Replaces IBC figure with Oregon-only figure for clarification	Retain ORA	—
16-23	1612	<b>Flood loads.</b> <b>ORA</b> Aligns the provisions with Oregon rule/statute related to local flood plain administration.	Retain ORA	—
16-24	1613	<b>Earthquake Loads</b> <b>IBC</b> References ASCE 7-22, which has introduced a multiperiod (22 instead of 2) response spectrum and additional site classes (8 instead of 6) to enhance the reliability of the seismic design parameters derived from the earthquake design ground motions obtained via the 2018 based USGS Seismic Design Geodatabase. ASCE 7-16 was based on 2014 USGS data. The 2018 geodatabase considers new earthquakes between 2013 and 2017, updated magnitudes from earlier earthquakes, and is based on more advanced modeling.	Approve IBC as modified	*No fiscal
16-25	1613.1.1	<b>Suspended Acoustical Tile or Lay-in Panel Ceilings – seismic design</b> <b>ORA</b> Provides a more specific code path for the prescriptive seismic design requirements for these systems.	Retain ORA	—
16-26	1613.2	<b>Seismic design category.</b> <b>ORA</b> New: For accurate and consistent application, and predictable outcomes, requires use of ASCE 7 for project-specific seismic design category determination and removes the option to use the IBC printed national maps, which are not applicable to all soil site classes.	Approve New ORA	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
16-27	1613.4	<b>Photovoltaic panel systems.</b> <b>ORA</b> 1613.4.2 clarifies that the mass of nonballasted PV systems (structurally attached to roof) need to be accounted for in the seismic design of the building. 1613.4.3 points to Section 3111.4 for inclusion of collateral dead load on roofs required to be provided with a solar-ready zone.	Retain ORA	—
16-28	1613.4.1	<b>Ballasted photovoltaic panel systems.</b> <b>PP</b> <b>SEAO-04</b> – Proponent summary: This proposal updates and requires that ALL the requirements from ASCE 7 chapter 13 for Ballasted Solar systems be met and not just sliding.	Approve PP	*No fiscal
16-29	1613.7	<b>Modification to ASCE 7</b> <b>ORA Rescinding based on updates in ASCE 7-22</b> <ul style="list-style-type: none"> <li>• <b>Table 12.2-1, Item G.2 Footnote.</b> Replaces Item G.2 footnote l callout with a new footnote r to provide correct scoping limitations for use of steel ordinary cantilever columns as seismic force resisting systems in seismic design categories D, E and F for penthouses and single-story buildings.</li> <li>• <b>Table 12.2-1, Footnote j.</b> Amends footnote j to clarify the scoping limitations for use of steel ordinary concentrically braced frames as seismic force resisting systems in seismic design categories D, E and F for penthouses and single-story buildings.</li> <li>• <b>Section 12.2.3.2, Item e.</b> For application of the two-stage analysis procedure, a sentence was added to item e to clarify that compliance with Table 12.6-1 is based on the height of the upper and lower portion of the structures analyzed independently.</li> <li>• <b>Section 12.2.5.6.</b> Adds modifications to ASCE 7, Section 12.2.5.6 for steel ordinary moment frame seismic force resisting systems to address penthouses.</li> <li>• <b>Section 12.2.5.7.</b> Adds modifications to ASCE 7, Section 12.2.5.7 for steel intermediate moment frame seismic force resisting systems to address penthouses.</li> <li>• <b>Section 12.3.3.1.</b> Adds modifications to ASCE 7, Section 12.3.3.1 for prohibited horizontal and vertical irregularities for Seismic Design Categories D through F.</li> <li>• <b>Section 13.5.6.2.2, Item c.</b> Redundant provision reiterating that suspended ceiling areas of 1,000 square feet or less are exempt from the lateral force bracing requirements of ASTM E580 Section 5.2.8.</li> <li>• <b>Section 21.3.</b> Adds modifications to ASCE 7, Section 21.3 for design response spectrum.</li> </ul>	Rescind ORA	—
16-30	1613.7.1	<b>Modification to ASCE 7, Section 12.2.5.4.</b> <b>ORA</b> Adds an exception to the Type 1 horizontal irregularity with a TIR > 1.4 limitation as long as the story drift ratio at the extreme corners of affected diaphragms does not exceed 0.25%. Note: SEAO recommends retaining. Updated to ASCE 7-22.	Retain ORA	—
16-31	1613.7.2	<b>Modification to ASCE 7, Section 12.3.3.4.</b> <b>ORA</b> Adds “and their connections” to clarify application of the seismic overstrength factor for design of structural elements supporting discontinuous walls or frames.	Retain ORA	—
16-32	1613.7.3	<b>Modification to ASCE 7, Section 12.7.2, Item 1</b> <b>ORA</b> Adds library stack room live load to the scope of this effective seismic weight provision.	Retain ORA	—
16-33	1613.7.4	<b>Modification to ASCE 7, Section 12.14.8.1, Item 1.</b> <b>ORA</b> Adds library stack room live load to the scope of this provision.	Retain ORA	—
16-34	1613.7.5	<b>Modification to ASCE 7, Table 13.1-1.</b> <b>ORA</b> Changes discrete mechanical and electrical component weight trigger from 20 lbs to 75 lbs.	Retain ORA	—
16-35	1613.7.6	<b>Modification to ASCE 7, Section 13.4.5, Exceptions</b> <b>ORA</b> Replaces the term “distributed systems” with “distribution systems” since distribution systems is a defined term in ASCE 7; to prevent confusion and misapplication.	Retain ORA	—
16-36	1613.7.7	<b>Modification to ASCE 7, Section 15.4.3.</b> <b>ORA</b> Adds clarifying trigger language for the requirement to include snow and ice loads in the effective seismic weight in seismic designs of nonbuilding structures.	Retain ORA	—
16-37	1613.8	<b>Earthquake recording instrumentation.</b> <b>ORA</b> Adds provisions capturing the statutory requirements for all new <i>major structures</i> in seismic design category D, E or F be outfitted with an approved system for recording actual earthquake data using accelerographs; provides an exception allowing the applicant to pay an equivalent cost to DOGAMI’s Earthquake Recording Instrument Fund.	Retain ORA	—
16-38	1615	<b>Tsunami loads.</b> <b>ORA</b> Adds requirements for Tsunami loads based on passed legislation (HB 2605).	Retain ORA	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
<b>CHAPTER 17 SPECIAL INSPECTIONS AND TESTS</b>				
17-1	1704.2.5.1	<b>Fabricator approval.</b> <b>ORA</b> Adds "by a nationally recognized accrediting authority" for clarification.	Retain ORA	—
17-2	1705.2	<b>Steel construction.</b> <b>ORA</b> Retains 2009 IBC provisions and special inspection tables instead of deferring to AISC 360 quality assurance inspection requirements per 2012 through 2024 IBC.	Retain ORA	—
17-3	1705.2.1.1	<b>Modifications to AISC 360, Chapter N.</b> <b>ORA</b> Retains 2009 IBC provisions and special inspection tables instead of deferring to AISC 360 quality assurance inspection requirements per 2012 through 2024 IBC.	Retain ORA	—
17-4	1705.2.1.2	<b>High strength bolting.</b> <b>ORA</b> Retains 2009 IBC provisions and special inspection tables instead of deferring to AISC 360 quality assurance inspection requirements per 2012 through 2024 IBC.	Retain ORA	—
17-5	T. 1705.2	<b>Required verification and inspection of steel construction.</b> <b>ORA</b> Retains 2009 IBC provisions and special inspection tables instead of deferring to AISC 360 quality assurance inspection requirements per 2012 through 2024 IBC.	Retain ORA	—
17-6	1705.2.6	<b>Metal building systems.</b> <b>IBC</b> S141-22: New special inspection requirements specific to pre-engineered metal buildings. <i>*ICC: Potential cost increase.</i> <b>COMM</b> <i>The committee voted to disapprove the new special inspections, while retaining new definition and pointer to all prior applicable special inspection subsections.</i> <i>*Based on feedback from two Oregon special inspection agencies, cost increase hard to predict since already conducting period special inspections for portions of these structures, but guesstimate is up to \$1200 increase for a medium size metal building system.</i>	Approve IBC as modified	*Cost increase
17-7	1705.3	<b>Concrete construction, Exceptions</b> <b>ORA</b> Clarifies that the 2,500 psi concrete strength used in the design calculations, not the strength specified on plans, is the strength being referred to for the exception.	Retain ORA	—
17-8	T. 1705.3	<b>Special inspection of concrete construction.</b> <b>IBC</b> Coordinates the special inspection provision for welding reinforcing steel in the IBC with the provisions in ACI 318 by adding continuous special inspection of welding of reinforcement in special moment frames, boundary elements of special structural walls, coupling beams, splices and primary tension reinforcement in corbels. Also changes the special inspections for all other reinforcement welding from continuous to periodic. <i>*ICC slight cost decrease</i>	Approve IBC	*Slight cost decrease
		<b>PP</b> <b>SEAO-05:</b> Proponent summary: This proposal amends the required special inspections and tests of concrete construction table to include inspection of reinforcement in special moment frames, boundary elements of special structural walls and coupling beams as required by ACI 318-19 Section 26.13.1.3. Cost increase. <b>COMM</b> <i>The committee voted to disapprove the public proposal.</i> <i>Sept. 17, 2024: Committee video: <a href="https://youtu.be/W8kRIYhJ72o?si=kvAOGXr9BFsI0jh9&amp;t=1668">https://youtu.be/W8kRIYhJ72o?si=kvAOGXr9BFsI0jh9&amp;t=1668</a></i>	Disapprove PP	—
17-9	1705.13.5	<b>Architectural components.</b> <b>PP</b> <b>SEAO-06:</b> Proponent summary: The amendment is to ensure that periodic special inspections are being provided for those architectural components where relative movement and displacement of that system is critical to the component and connection design, especially for critical structures that are risk category III and IV structures. Cost increase. <b>COMM</b> <i>The committee voted to disapprove the public proposal.</i> <i>Sept. 17, 2024: Committee video: <a href="https://youtu.be/kzBFNx836hc?si=IXRHmb2zBofGhU1q&amp;t=4267">https://youtu.be/kzBFNx836hc?si=IXRHmb2zBofGhU1q&amp;t=4267</a></i>	Disapprove PP	—
17-10	1705.14.2	<b>Nonstructural components.</b> <b>ORA</b> Clarifies the reporting requirements submitted to the building official.	Retain ORA	—
17-11	1705.14.3	<b>Designated seismic systems.</b> <b>ORA</b> Clarifies applicability of enforcement to Risk Category III and IV structures and provides flexibility regarding compliance.	Retain ORA	—
17-12	1705.21	<b>Radon mitigation inspections.</b> <b>ORA</b> Adds special inspection provisions where radon mitigation systems are required.	Retain ORA	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
17-13	1705.22	<p><b>Aluminum construction.</b></p> <p><b>PP</b> <a href="#">SEAO-07</a>: Proponent summary: This proposal provides text like the steel construction section (2024 IBC 1705.2.1) and references the 2020 Aluminum Association Aluminum Design Manual (AA ADM-2020) cited in chapters 20 and 35 of the IBC.</p> <p><b>COMM</b> <i>The committee voted to disapprove the public proposal.</i>  <i>Sept. 17, 2024: Committee video: <a href="https://youtu.be/W8kRIYhJ72o?si=ilfcF521rcR1X8qp&amp;t=3898">https://youtu.be/W8kRIYhJ72o?si=ilfcF521rcR1X8qp&amp;t=3898</a></i></p>	Disapprove PP	—
<b>CHAPTER 18 SOILS AND FOUNDATIONS</b>				
18-1	1803.3.2	<p><b>Site-specific seismic hazard investigation.</b></p> <p><b>ORA</b> Adds requirement to investigate and evaluate certain sites for vulnerability to seismic-induced geologic hazards in accordance with ORS 455.447. - Updated to align with ASCE 7-22.</p>	Retain ORA	—
18-2	1803.3.2.1	<p><b>Design earthquake.</b></p> <p><b>ORA</b> Specifies the types of earthquakes required to be evaluated for in the investigation. - Updated to align with ASCE 7-22.</p>	Retain ORA	—
18-3	1803.6.1	<p><b>Site-specific seismic hazard report.</b></p> <p><b>ORA</b> Provides provisions for the site-specific seismic hazard report. - Updated to align with ASCE 7-22.</p>	Retain ORA	—
18-4	1803.6.1.1	<p><b>Site-specific seismic hazard report review.</b></p> <p><b>ORA</b> Provides provisions for the report review process.</p>	Retain ORA	—
18-5	1804.8	<p><b>Under-floor drainage.</b></p> <p><b>ORA</b> Adds provisions for under-floor drainage.</p>	Retain ORA	—
18-6	1807.2.5	<p><b>Guards.</b></p> <p><b>IBC</b> <a href="#">S157-22</a>: Clarifies that guards are required at retaining walls that support elevated walking surfaces (more than 30 inches above adjacent grade).</p>	Approve IBC	*No fiscal
18-7	1808.8.5.1	<p><b>Grounding of foundation reinforcement.</b></p> <p><b>ORA</b> Adds requirement for grounding electrode system.</p>	Retain ORA	—
18-8	1809.5	<p><b>Frost protection</b></p> <p><b>ORA</b> New: Adds table for county frost line depths that aligns with ORSC.</p> <p><b>ORA</b> New: Changes Clackamas County's default frost line depth from 12 to 18 inches; and adds Clackamas and Douglas Counties to footnote b, which reduces the frost line depth to 12 inches at site elevations below 2,500 ft; and adds a new footnote c for Clackamas County, which increases the frost line depth to 24 inches at site elevations above 4,000 ft.</p>	Approve New ORA	*No fiscal
18-9	1809.14	<p><b>Grade beams.</b></p> <p><b>IBC</b> <a href="#">S165-22</a>: Adds grade beam provisions to the shallow foundation sections of the code, which align with ACI 318-19 &amp; ASCE 7-22</p>	Approve IBC	*No fiscal
18-10	1810.3.12	<p><b>Grade beams.</b></p> <p><b>IBC</b> <a href="#">S165-22</a>: Updates the deep foundation grade beam provisions for alignment with ACI 318-19 and ASCE 7-22.</p>	Approve IBC	*No fiscal
18-11	1811	<p><b>Radon control methods-public buildings.</b></p> <p><b>ORA</b> Adds section addressing radon control methods in public buildings.</p>	Retain ORA	—
18-12	1812	<p><b>Radon control methods-Group R-2 and R-3 occupancies</b></p> <p><b>ORA</b> Adds section addressing radon control methods in Group R-2 and R-3 occupancies.</p> <p><b>ORA</b> New: Adjusted language to provide soil-gas collector options consistent with national standards and the ORSC Appendix F</p>	Retain ORA Approve New ORA	*Cost increase
<b>CHAPTER 19 CONCRETE</b>				
19-1	1901.2.1	<p><b>Structural concrete with GFRP reinforcement</b></p> <p><b>IBC</b> <a href="#">S174-22</a>: Adds new provision allowing limited use of glass fiber reinforced polymer reinforcement (limited to SDC A and where fire-resistance ratings are not required. References a new ACI standard.</p>	Disapprove IBC	—
19-2	1902	<p><b>Coordination of terminology.</b></p> <p><b>IBC</b> <a href="#">S175-22</a>: Updated to align with ASCE 7-22.</p>	Approve IBC	*No fiscal
19-3	1905.1 – 1905.7	<p><b>Modifications to ACI 318.</b></p> <p><b>IBC</b> Reformatted; instead of modifying ACI 318-19 sections, these provisions are supplemental to those of ACI 318-19, which is intended to be more user-friendly.</p>	Approve IBC	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
19-4	1907	<b>Slabs-on-ground.</b> <b>IBC</b> S173-22: Added provisions to clarify slab-on-ground requirements for structural vs. non-structural scenarios and for alignment with ACI 318-19.	Approve IBC	*No fiscal
<b>CHAPTER 21 MASONRY</b>				
21-1	2101.2	<b>Design methods.</b> <b>ORA</b> Clarifies that structural design loads shall be determined in accordance with Chapter 16 instead of referenced masonry design standards.	Retain ORA	—
21-2	2101.3	<b>Special inspection.</b> <b>ORA</b> Clarifies that the special inspection requirements for masonry are to be in accordance with Chapter 17.	Retain ORA	—
21-3	2103.2.4	<b>Mortar for adhered masonry veneer.</b> <b>IBC</b> S182-22: Aligns mortar provisions for adhered masonry veneer with updates that have occurred in TMS 402 (2022 OSSC amendment no longer necessary).	Approve IBC	*No fiscal
21-4	2104.1.3	<b>TMS 602, Articles 3.2 F, cleanouts.</b> <b>ORA</b> Longstanding amendment adds an exception to increase the 5.33 ft grout lift height thresholds for cleanouts where special construction procedures are met.	Retain ORA	—
21-5	2107.2.1	<b>Lap splices.</b> <b>ORA</b> Longstanding amendment clarifying an upper threshold of 72 bar diameters for required lap splice lengths.	Retain ORA	—
21-6	2109	<b>Empirical design of adobe masonry</b> <b>IBC</b> S144-22: Although the new TMS 402-22 for design of masonry no longer includes Appendix A for empirical design of adobe masonry, the code is allowing use of Appendix A in TMS 402-16 for these specific designs.	Approve IBC	*No fiscal
21-7	2109.2.4.8.2	<b>Vapor Permeance.</b> <b>ORA</b> Strikes nonapplicable climates zones.	Retain ORA	—
<b>CHAPTER 22 STEEL</b>				
22-1	Chapter 22	<b>Steel.</b> <b>IBC</b> S187-22: Modification: A coordinated proposal from steel industry stakeholders that adds updated referenced standards and reorganizes and consolidates Chapter 22 sections for the purpose of providing better flow, usability and clarifications of the steel provisions in the code.	Approve IBC	*No fiscal
22-2	2206.3	<b>Cutting and notching.</b> <b>IBC</b> S196-22. Addition: New, uniform standards for field modifications to cold-formed steel framing members for consistency and alignment with other I-Codes.	Approve IBC	*No fiscal
22-3	2207.2 Item 3 and 2207.4 Item 4	<b>Steel storage racks.</b> <b>IBC</b> S194-22. Modification: Replaces "live and total load deflection criteria" with "deflection criteria" to correlate the IBC with the language used in the steel joist and steel joist girder referenced standards to avoid confusion.	Approve IBC	*No fiscal
22-4	2208.1	<b>Steel decks.</b> <b>IBC</b> S194-22. Modification: Replaces the references to outdated referenced standards to the new, consolidated, consensus referenced standard for all steel decks.	Approve IBC	*No fiscal
22-5	2210	<b>Metal building systems.</b> <b>IBC</b> S197-22. Addition: New, clarifying provisions and definition for metal building systems (aka pre-engineered metal building), which are uniquely different from other forms of steel construction.	Approve IBC	*No fiscal
22-6	2211	<b>Industrial boltless steel shelving.</b> <b>IBC</b> S191-22. Addition: New provision and consensus referenced standard for Industrial Boltless Steel Shelving.	Approve IBC	*No fiscal
22-7	2212	<b>Industrial Steel Work Platforms.</b> <b>IBC</b> S192-22. Addition: New provision and consensus referenced standard for industrial steel work platforms.	Approve IBC	*No fiscal
22-8	2213	<b>Stairs, Ladders and Guarding for Steel Storage Racks and Industrial Steel Work Platforms.</b> <b>IBC</b> S192-22. Addition: New provision and consensus referenced standard for employee only access ways serving various materials handling structures (aligns with OSHA).	Approve IBC	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
<b>CHAPTER 23 WOOD</b>				
23-1	2301.2	<b>Dimensions.</b> <b>IBC</b> S199-22 Modification: Clarifies that in all cases where dimensions of CLT thickness are specified, they shall be deemed to be actual dimensions.	Approve IBC	*No fiscal
23-2	2303.1.4	<b>Cross-laminated timber.</b> <b>IBC</b> S200-22 Modification: Changes the naming convention from Structural glued cross laminated timber to Cross-laminate timber for consistency and alignment with industry and referenced standards naming convention.	Approve IBC	*No fiscal
23-3	2303.2.1	<b>Alternate fire testing.</b> <b>IBC</b> S201-22 Addition: Adds an alternate, equivalent compliance path, which references a new ASTM standard.	Approve IBC	*No fiscal
23-4	2303.2.6	<b>Design values.</b> <b>IBC</b> S202-22: Modification: Clarifies that design values for fire-retardant wood requires adjustment factors applicable to untreated wood in addition to the fire-retardant treatment adjustment factor.	Approve IBC	*No fiscal
23-5	2303.2.6.3	<b>Fire-retardant-treated laminated veneer lumber.</b> <b>IBC</b> S203-22: Addition: Adds provisions for manufacturers to comply with a new consensus referenced standard for development of design values for fire-retardant-treated laminated veneer lumber.	Approve IBC	*No fiscal
23-6	T. 2304.6.1	<b>Max Basic Design Wind Speed for WSP to resist wind.</b> <b>IBC</b> S207-22: Adds tighter nail spacing requirement where framing into wood species with specific gravity less than 0.42 (doesn't affect doug-fir-larch or hem-fir framing) to meet NDS nail withdrawal capacities for the design wind loads.	Approve IBC	*No fiscal
<b>CHAPTER 25 GYPSUM PANEL PRODUCTS AND PLASTER</b>				
25-1	T. 2508.6	<b>Shear Capacity for Horizontal Wood-Frame Gypsum Panel Product Diaphragm Ceiling Assemblies.</b> <b>ORA</b> Adds to fn (c) allowing for 1 <sup>5</sup> / <sub>8</sub> -inch, No. 6 Type S or W screws to be substituted for the listed nails where the material thickness is <sup>9</sup> / <sub>8</sub> -inch.	Retain ORA	—
25-2	2510.6	<b>Water-resistive barriers and Dry climates.</b> <b>IBC</b> S240-22: 2510.6: Added an exception. And 2510.6.1: Added that flashing installed in accordance with Section 1404.4 and intended to drain to the water-resistive barrier shall be directed to the exterior side of the water-resistive barrier. <i>*ICC: Cost increase for stucco assemblies containing nonwood materials.</i>	Approve IBC	*Cost increase
<b>CHAPTER 26 PLASTIC</b>				
26-1	2603.1.2	<b>Insulating sheathing.</b> <b>IBC</b> FS152-21: Added foam plastic insulating sheathing provisions.	Approve IBC	*No fiscal
26-2	2603.4.1.15	<b>Separately controlled climate structures.</b> <b>IBC</b> FS153-21: Added section addressing separately controlled climate structures.	Approve IBC	*No fiscal
<b>CHAPTER 27 ELECTRICAL</b>				
27-1	2703.1, 2703.2, 2703.2.1	<b>Lightning protection systems.</b> <b>IBC</b> G176-21: 2703.1: Added new section addressing lightning protection systems. 2703.2: Added new installation provisions for lightning protection systems. 2703.2.1: Added new surge protection provisions for lightning protection systems. <b>ORA</b> New amendment: Delete section	Disapprove IBC Approve New ORA	*No fiscal
27-2	2703.1	<b>Electrical room marking.</b> <b>ORA/IFC</b> IFC new construction provisions. (F 603.4.1)	Retain ORA/IFC	—
<b>CHAPTER 28 MECHANICAL SYSTEMS</b>				
28-1	2802.1 – 2802.7	<b>Fuel oil storage systems.</b> <b>ORA/IFC</b> Adds a section for IFC new construction provisions. (F 605.4 and F 608)	Retain ORA/IFC	—
<b>CHAPTER 29 PLUMBING SYSTEMS</b>				
29-1	2902.1	<b>Minimum number of fixtures.</b> <b>ORA</b> Requires that uses not specifically listed shown in Table 2902.1 shall be considered individually by the building official code official and shall reflect the use of the space being served by the fixtures.	Retain ORA	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
29-2	T. 2902.1	<p><b>Minimum Number of Required Plumbing Fixtures.</b></p> <p><b>ORA</b> Modifies the drinking fountain requirements, Adds values for places of worship and other religious services without fixed seating, changes "single-occupant" to "single-user," indicates that (Urinals may replace water closets at a ratio of 1 urinal per <sup>2</sup>/<sub>3</sub> water closet), adds footnotes to allow a reduction in the number of plumbing fixtures in apartment buildings that are for spaces outside of the dwelling units, and deletes fn (e) and (f).</p> <p><b>COMM</b> <i>Committee added another footnote for water closets: fn (g) Where separate facilities are provided for each sex, urinals may be substituted for up to 67 percent of the required water closets for males in each male bathroom or toilet room.</i></p>	<p><b>Retain ORA</b> <b>Approve New ORA</b></p>	*No fiscal
29-3	2902.1.2	<p><b>Fixtures in single-user toilet facilities and bathing rooms.</b></p> <p><b>IBC</b> P25-21, P28-21: Added that the number of fixtures in single-user toilet facilities, single-user bathing rooms and family or assisted-use toilet facilities shall be deducted proportionately from the required gender ratios of Table 2902.1.</p>	<b>Approve IBC</b>	*No fiscal
29-4	2902.1.3	<p><b>Lavatory distribution.</b></p> <p><b>IBC</b> P28-21: Modified to specify male- and female-designated water closets.</p>	<b>Approve IBC</b>	*No fiscal
29-5	2902.2	<p><b>Separate facilities.</b></p> <p><b>ORA</b> Modifies the exception for structures or tenant spaces to apply where the occupant load, including employees and customers, is 30 or fewer, rather than 15 or fewer, and to allow one single-user toilet room. Modifies the exception for business occupancies to apply where the occupant load, including employees and customers, is 50 or fewer, rather than 20 or fewer, and to allow one single-user toilet room. Adds an exception where the operational needs of a facility necessitate other approved configurations.</p> <p><b>COMM</b> 2027 ICC proposal P25-24: Simplifies the requirements; All gender toilet rooms or toilet rooms for each sex. <i>The committee reviewed the existing amendments and a 2027 ICC proposal, and approved the changes from the proposal as modified by retaining the one single-user toilet room allowances as a separate section: Section 2902.2.1</i></p>	<b>Approve New ORA</b>	*No fiscal
29-6	2902.3	<p><b>Employee and public toilet facilities.</b></p> <p><b>ORA</b> Adds non-customarily occupied structures with public access, where approved by the building official, to the exemptions for where public toilet facilities are required.</p>	<b>Retain ORA</b>	—
29-7	2902.3.3	<p><b>Location of toilet facilities in occupancies other than malls.</b></p> <p><b>ORA</b> Adds exception for Group B (other than restaurants and dining...), F, H, M and S occupancies to have facilities located in an adjacent facility on the same property where the path of travel to such facilities is an accessible route and does not exceed a distance of 300 feet.</p>	<b>Retain ORA</b>	—
29-8	2902.3.6	<p><b>Door locking.</b></p> <p><b>IBC</b> P28-21: Added exceptions.</p>	<b>Approve IBC</b>	*No fiscal
29-9	2902.4	<p><b>Signage.</b></p> <p><b>IBC</b> Revised to clarify application requirements for signs.</p>	<b>Approve IBC</b>	*No fiscal
29-10	2902.5 - 2903	<p><b>Drinking fountain location, small occupancies, service sink location, and Installation of fixture.</b></p> <p><b>ORA</b> Authority/Scope: Deletes sections.</p>	<b>Retain ORA</b>	—
<b>CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS</b>				
30-1	3001.6	<p><b>Structural design.</b></p> <p><b>IBC</b> S122-22: Added clarifying section showing which design criteria and standards apply to elevators, escalators, conveying systems and their components and that the provisions are applicable to both interior and exterior systems.</p> <p><b>ORA</b> New: Clarify the requirements are in accordance with the Elevator Code.</p>	<b>Approve IBC as modified</b>	*No fiscal
30-2	3006.3	<p><b>Elevator hoistway door protection.</b></p> <p><b>IBC</b> G180-21, G183-21 Part I, G185-21: Added another protection item: smoke-protective curtain assembly.</p>	<b>Approve IBC</b>	*No fiscal
30-3	3006.4	<p><b>Means of egress.</b></p> <p><b>IBC</b> E56-21: Adds that electrically locked exit access doors providing egress from elevator lobbies shall be permitted in accordance with Section 1010.2.14.</p>	<b>Approve IBC</b>	*No fiscal
30-4	3009	<p><b>Private residence elevators.</b></p> <p><b>IBC</b> G188-21: Added provisions for private residence elevators.</p>	<b>Approve IBC</b>	*No fiscal

No.	Section	Summary	Committee recommendation	Co Fiscal impact
<b>CHAPTER 31 SPECIAL CONSTRUCTION</b>				
31-1	3101.1	<b>Scope.</b> <b>ORA</b> Authority/alignment: Clarifies that provisions only apply to regulated buildings. Clarifies application to swimming pool enclosures and barriers. Points to Section 101.2 for scope of regulation.	Retain ORA	—
31-2	3103	<b>Temporary structures, General.</b> <b>IBC</b> S116-22: Added provisions addressing load and design requirements for temporary structures.   *ICC proponent: Temporary structures occupied by the general public are expected to have the same level of reliability (or failure rate) and performance as permanent structures.   First of two efforts to address the need for provisions for loads on temporary structures. The second effort includes development of a new Appendix to ASCE 7 to address temporary structures.   Three new definitions are added for public-occupancy temporary structures, service life, and temporary event.   *ICC: Cost decrease.	Approve as modified	*No fiscal
		<b>ORA</b> Authority/alignment: Revises section to align with building code authority and new construction fire code provisions.		
		<b>PP</b> SEAO-08/SEAO-09: Proponent summary: Amends section 3103 of IBC 2024 to require that ALL temporary structures that require a permit be allowed to be designed for structural loading prescribed by the new public occupancy temporary structure provisions..	Disapprove PP	—
		<b>COMM</b> The committee recommends the disapproval of the SEAO proposal and approve the modifications proposed by BCD that include some of the changes in the SEAO proposal.		
		<b>ORA/IFC</b> Temporary Special Event Structures. IFC new construction provisions. (F 3105)	Retain ORA/IFC	—
31-3	3107.1	<b>Signs, General.</b> <b>ORA</b> Authority/alignment: Clarifies that provisions only apply to regulated signs. Removes maintenance.	Retain ORA	—
31-4	3108.1	<b>Towers, General.</b> <b>ORA</b> Authority/alignment: Clarifies that provisions only apply to regulated towers.	Retain ORA	—
31-5	3109.1	<b>Swimming pools, General.</b> <b>ORA</b> Authority/Alignment: Clarifies scope to barriers for residential swimming pools accessory to 4 or fewer dwelling units. And refers to OAR 333.060 for public swimming pools.	Retain ORA	—
31-6	3111.1	<b>Solar energy systems, General.</b> <b>ORA</b> Rescinding the provisions for PV systems in detached one- and two-family dwellings and townhouses throughout Section 3111.	Rescind ORA	—
		<b>ORA</b> Adds the allowance for the use of the applicable provisions of the ORSC for detached one- and two-family dwelling and townhouse Group R-3 or Group U occupancies.	Retain ORA	—
31-7	3111.3	<b>Photovoltaic solar energy systems.</b> <b>ORA</b> Oregon-specific PV system provisions.	Retain ORA	—
31-8	IBC 3111.3.6	<b>Ground-mounted photovoltaic (PV) panel systems.</b> <b>ORA</b> Authority/alignment: Deletes sections.	Retain ORA	—
31-9	3111.3.6	<b>Elevated photovoltaic (PV) support structures.</b> <b>IBC</b> G193-21: Added section for elevated PV support structures.	Approve IBC	*No fiscal
31-10	3111.4 – 3111.4.9	<b>Solar-ready.</b> <b>ORA</b> Oregon-specific solar-ready provisions.	Retain ORA	—
31-11	3114.1	<b>Intermodal shipping containers, General.</b> <b>ORA</b> Authority/alignment: Deletes exception regarding Intermodal shipping containers previously approved as existing relocatable buildings. Deletes exception regarding hurricane-prone regions and flood hazard areas.	Retain ORA	—
<b>CHAPTER 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY</b>				
32-1	32	The requirements of Chapter 32 are not adopted by the State of Oregon, Building Codes Division, as part of this code.		—
<b>CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION</b>				
33-1	3301.1	<b>ORA</b> <b>Scope.</b> Adds a text box for occupied and existing structures under state law related to building inspection programs. Deletes rest of entire section.	Retain ORA	—
33-2	3302	<b>ORA</b> <b>Owner’s Responsibility for Fire Protection.</b> Not adopted. Deletes entire section.	Retain ORA	—
33-3	3303	<b>ORA</b> <b>Demolition.</b> Not adopted. Deletes entire section.	Retain ORA	—

No.	Section	Summary	Committee recommendation	Co Fiscal impact
33-4	3305	<b>ORA</b> Sanitary. Not adopted. Deletes entire section.	Retain ORA	—
33-5	3306	<b>ORA</b> Protection of Pedestrian. Not adopted. Deletes entire section.	Retain ORA	—
33-6	3307	<b>ORA</b> Protection of Adjacent Property. Not adopted. Deletes entire section.	Retain ORA	—
33-7	3308	<b>ORA</b> Temporary Use of Streets, Alleys and Public Property. Not adopted. Deletes entire section.	Retain ORA	—
33-8	3309	<b>ORA</b> Fire Extinguishers. Not adopted. Deletes entire section.	Retain ORA	—
33-9	3310.1	<b>ORA</b> Stairways required. Specifies “required” fire department vehicle access.	Retain ORA	—
33-10	3310.2	<b>ORA</b> Maintenance of means of egress. Removes “demolition.”	Retain ORA	—
33-11	3311	<b>ORA</b> Standpipes. Adds a textbox indicating that only the installation and construction standards for standpipe hose connections are adopted and that standpipe hose connection locations shall be determined by the fire official. The rest of the section is deleted.	Retain ORA	—
33-12	3313	<b>ORA</b> Water Supply for Fire Protections. Not adopted. Deletes entire section.	Retain ORA	—
33-13	3314	<b>ORA</b> Fire Watch During Construction. Not adopted. Deletes entire section.	Retain ORA	—
<b>CHAPTER 34 EXISTING BUILDINGS</b>				
34-1	34	<b>Existing buildings.</b> <b>ORA</b> Amends the International Existing Building Code to be integrated into the Building Code. The majority of the amendments are editorial and made to align with Oregon-specific requirements.	Retain ORA	—
*	3405.3.4	<b>Existing structural elements carrying lateral load.</b> <b>PP</b> <b>SEAO-10:</b> Proponent summary: Adopt the IEBC language. / Also in Sections 3408.5.3 and 3411.3.2.	Approve PP	*No fiscal
34-2	3405.2.5	<b>Smoke Barriers in Group I-1, Condition 2.</b> <b>IEBC</b> <b>EB56-22:</b> Adds section addressing smoke barriers in existing Group I-1, Condition 2. <i>*ICC proponent: Minimal cost increase.</i>	Approve IBC	*Cost increase
34-3	3410.11.2.1.1	<b>Automatic sprinkler system.</b> <b>IEBC</b> <b>EB97-22:</b> Allows for nonrequired systems to be removed.	Approve IBC	*No fiscal
<b>APPENDICES</b>				
1	App A	<b>Employee Qualifications</b>	Not adopted / Outside the statutory authority	Retain ORA
2	App B	<b>Board of Appeals</b>	Not adopted / Preempted by the code	Retain ORA
3	App C	<b>Group U-Agricultural Bldgs.</b>	Adopted / Revised to align with statutes	Retain ORA
4	App D	<b>Fire Districts</b>	Not adopted / Outside the statutory authority	Retain ORA
5	App E	<b>Supp. Accessibility Req.</b>	Not adopted / Preempted by the code	Retain ORA
6	App F	<b>Rodentproofing.</b>	Not adopted	Retain ORA
7	App G	<b>Flood-resistant Construction.</b>	Not adopted / Outside the statutory authority	Retain ORA
8	App H	<b>Signs.</b>	Not adopted	Retain ORA
9	App I	<b>Patio covers.</b>	Adopted	Retain ORA
10	App J	<b>Grading.</b>	Not adopted / Outside the statutory authority	Retain ORA
11	App K	<b>Administrative Provisions.</b>	Not adopted / Preempted by the code	Retain ORA
12	App L	<b>Earthquake Recording Inst.</b>	Not adopted / Preempted by the code	Retain ORA
13	App M	<b>Tsunami-generated Flood Hazards.</b>	Not adopted / Preempted by the code	Retain ORA
14	App N	<b>Replicable Bldgs.</b>	Not adopted / Preempted by the code	Retain ORA
15	App O	<b>Performance-based Application.</b>	Adopted / Revised to align with Chapter 1.	Retain ORA
16	App P	<b>Sleeping Lofts.</b>	New: Not adopting / Preempted by the code	Disapprove IBC Approve New ORA
<b>STATEWIDE ALTERNATE METHODS</b>				
1	24-04	<b>Reinforced concrete ductile coupled walls.</b>		Rescind
2	24-03	<b>Multi-period response spectrum</b>		Rescind
3	17-01	<b>2010 ADA standards-Baseline for Alternate Methods/Equivalent Facilitation/Alternations</b>		Retain/Update
4	15-01	<b>Cross-laminated timber provisions</b>		Retain/Update
5	07-01	<b>Child care in type “M” occupancies</b>		Retain/Update

# 2025 Oregon Mechanical Specialty Code

## Code review committee matrix

This matrix is a summary of the code review committee's recommendation to the Mechanical Board for the adoption of the 2025 OMSC.

### Abbreviations:

**ORA** Existing/New Oregon amendment  
**IMC** International Mechanical Code change  
**IFGC** International Fuel Gas Code change

**SAM** Statewide Alternate Method  
**COMM** Committee discussion  
**\*ICC** Fiscal impact reported by the original ICC proponent

Section	Topic / Summary of changes	Outcome	Fiscal
<b>CHAPTER 2</b>	<b>DEFINITIONS</b>		
<b>All</b>	<b>All defined terms.</b>		
	<b>ORA</b> Aligned with existing Oregon amendments.	<b>Retain ORA</b>	—
<b>CHAPTER 3</b>	<b>GENERAL REGULATION</b>		
<b>306.5</b>	<b>ORA</b> Existing amendments: Clarifies item 10 that "access paths to ladders and ladder landings shall remain unobstructed at all times." Adds an exception for the replacement, repair or maintenance of an existing appliance or piece of equipment lawfully.	<b>Retain ORA</b>	—
	<b>IMC</b> <b>M13-21, M14-21:</b> Alignment with 2018 OSHA. <i>*ICC: Potential cost increases as some of the dimensions have increased such as side rail height etc.</i>	<b>Approve IMC</b>	<i>*No fiscal</i>
<b>307.2.1</b>	<b>Condensate disposal.</b>		
	<b>ORA</b> Existing amendments: Adds three possible approved places of disposal.	<b>Retain ORA</b>	—
<b>307.4</b>	<b>Condensate drain subject to freezing.</b>		
	<b>ORA</b> New amendment: Add a section for condensate drains from cooling/evaporator coils that operate year-round and can produce condensate in winter (subject to freezing).	<b>Approve New ORA</b>	<i>*No fiscal</i>
<b>CHAPTER 4</b>	<b>VENTILATION</b>		
<b>401.2</b>	<b>Ventilation required.</b>		
	<b>ORA</b> Rescind: OMSC pointed to OSSC for natural ventilation. Now, the OSSC will reference the OMSC for requirements. Rescind: The OMSC previously removed the sentence regarding dwelling units. New amendment: Adopt ventilation in dwelling unit requirement, but remove reference to Energy Code and ASHRAE 90.1, it is not necessary. Existing amendment: Note pointing to OEESC for heating and air-conditioning controls.	<b>Rescind OR A</b> <b>Rescind ORA</b> <b>Approve New ORA</b>	<i>*No fiscal</i>
<b>402</b>	<b>Natural ventilation.</b>		
	<b>ORA</b> Rescind: The OMSC pointed to the OSSC for natural ventilation in the past. Now, the OSSC will reference the OMSC for requirements, so the previous note not adopting Section 402 is rescinded. IMC Sections 402.1 – 402.4 are adopted.	<b>Rescind ORA</b> <b>Adopt IMC</b>	<i>*No fiscal</i>
<b>403</b>	<b>Mechanical ventilation.</b>		
	<b>ORA</b> New and existing amendments: <ul style="list-style-type: none"> <li>403.2.2 Transfer air: Retaining existing amendments</li> <li>403.3 Outdoor air and local exhaust airflow rates: IMC removed reference to "three stories and less in height above grade-plane and sends all Group R-2, R-3 and R-4 occupancies to 403.3.2.</li> <li>Table 403.3.1.1 Minimum Ventilation Rates Existing ORA - FN (g) replaces "For occupancies other than science labs" and adding "for environmental air exhaust." Adds FN (n) and (m) for toilet rooms and bathrooms in private dwellings, single and multiple. <b>M20-21, M21-21, M22-21:</b> Added adult changing station. Updated ventilation rate to ASHRAE Standard 62.1-2019.</li> <li>403.3.2.1 Outdoor air for dwellings units: <b>M19-21</b> Revised the equation from including <math>0.01A_{floor}</math> to <math>0.03A_{floor}</math> BCD recommends changing it to <math>0.02A_{floor}</math></li> <li>Table 403.3.2.3 Minimum Required Local Exhaust Rates for Group R-2, R-3 and R-4 occupancies: BCD recommends adding the FN from Table 403.3.1.1 regarding All rooms containing bathing or residential spa facilities with intermittent exhaust shall be provided with a mechanical ventilation system controlled by a dehumidistat, timer or similar means of automatic control.</li> </ul>	<b>Approve IMC as modified by ORA</b>	<i>*No fiscal</i>
<b>407.1</b>	<b>Ambulatory Care facilities and Group I-2 Occupancies.</b>		
	<b>ORA</b> Existing amendments: Oregon modifies to align with OAR 333 and licensure requirements of OHA.	<b>Retain ORA</b>	—

Section	Topic / Summary of changes	Outcome	F
404.1	<b>Enclosed parking garages.</b> <b>ORA</b> Existing amendments: Oregon references the Energy Code and deleted item no. 1.	Retain ORA	—
<b>CHAPTER 5</b>	<b>EXHAUST SYSTEMS</b>		
501.3.1	<b>Location of exhaust outlets.</b> <b>IMC</b> M16-21, M28-21: Factory-built intake/exhaust combination termination fittings are regularly provided by manufacturers and installed by builders to separate mechanical air intakes from mechanical exhaust serving dwelling unit or sleeping unit mechanical ventilation systems. Special approval should not be required for these types of fittings when installed in accordance with the manufacturer installation instructions. <b>COMM</b> <i>Committee recommends approving the IMC change as modified by adding an option to use ASHRAE 62.1 Normative Appendix B.</i>	Approve as modified	*No fiscal
501.6	<b>Common ducts.</b> <b>IMC</b> M29-21 Part I: Added provisions addressing common ducts serving separate dwelling or sleeping units. Exhaust ducts that are under positive pressure cannot be joined because the airflow from one fan will leak out through the fan that is not running, so they shall be connected where maintained at negative pressure. <i>*ICC: Potential code increase only where the cost of an additional roof, wall or soffit penetration is more than the cost of larger common ducts, tee and wye fittings, fasteners, sealants and hangers and the extra labor to assemble common duct arrangements. Potential code increase if additional roof or wall penetrations cost more than combined exhaust discharge ducts. Combining ducts into a common duct adds material costs, as does making roof and wall penetrations.</i>	Approve IMC	*Cost increase
504.9.2	<b>Duct installation.</b> <b>ORA</b> Existing amendments: Removes the last sentence regarding screws or similar fasteners in domestic duct installation.	Retain ORA	—
504.9.3	<b>Transition ducts.</b> <b>ORA</b> Existing amendments: Removes UL 2158A reference.	Retain ORA	—
505.2	<b>Exhaust ducts for domestic cooking exhaust equipment.</b> <b>ORA</b> Existing amendments: Removes exception for natural ventilation.	Retain ORA	—
505.6	<b>Other than Group R.</b> <b>ORA</b> Existing amendments: Deletes section to align with 507.1.2.	Retain ORA	—
505.7	<b>Group I-1 occupancies.</b> <b>IMC</b> M32-21: New section addressing hood installations over domestic cooking equipment in Group I-1 occupancies. <i>*Note: The code currently allows for this but does not require 500 cfm. Potential cost increase for the 500-cfm requirement.</i>	Approve IMC	*Cost increase
505.8	<b>Group I-2 occupancies.</b> <b>IMC</b> M32-21: New section addressing hood installations over domestic cooking equipment in Group I-2 occupancies. <i>*Note: The code currently allows for this but does not require 500 cfm. Potential cost increase for the 500-cfm requirement.</i>	Approve IMC	*Cost increase
506.3.2.5	<b>Grease duct test.</b> <b>IMC</b> M38-21: Added two new sections with light-test and water-spray test provisions. <b>ORA</b> Existing amendments: Adds approved equivalent test as an alternative to a light test. <b>COMM</b> <i>Retain the ORA as modified by removing "pressure" and adding the "water spray test" as an option.</i>	Approve IMC Retain ORA as modified	*No fiscal *No fiscal
507.1	<b>Commercial Kitchen Hoods.</b> <b>IMC</b> M40-21: Reorganized Section 507 into a logical order of application, while not making any substantive technical changes. M41-21: Revised to allow the Type I hood if it is installed in full compliance with Type I hood installation requirements. M42-21: Revised to clarify the three existing exceptions for Section 507.1 where because of the particular type of product or cooking operation, a hood is not required above the product or cooking operation. M43-21: Added to the exceptions: "Ovens listed and labeled for use with wood fuel in accordance with UL 2162 and vented in accordance with the manufacturer's instructions." M44-21: The exception from 507.2 for electric cooking appliances was moved to the exceptions in Section 507.1 and the UL standard was changed to UL 197. M45-21: Added to the exceptions: "Commercial electric dishwashers incorporating a self-contained condensing system <i>listed and labeled</i> in accordance with UL 921." M46-21: Where the heat and moisture loads from dishwashers and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process are incorporated into the HVAC system, a Type II hood above is not needed. <b>ORA</b> New amendment: Revises the new provisions regarding space containing those cooking spaces that do not require Type II hoods to comply with the Oregon-specific exception in Section 507.3.	Approve IMC Approve New ORA	*No fiscal *No fiscal

Section	Topic / Summary of changes	Outcome	F
507.1.2	<b>Domestic cooking appliances used for commercial purposes.</b> <b>ORA</b> Existing amendments: Adds an exception for alignment.	Retain ORA	—
<b>CHAPTER 6</b>	<b>DUCT SYSTEMS</b>		
601.5	<b>Return air openings.</b> <b>IMC</b> <b>M51-21:</b> Revised to clarify the intent of this section without changing its meaning. Section 601.5 establishes requirements for return air for "heating, ventilation, and air-conditioning systems" that shall not be taken from a closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic. <b>M53-21:</b> Added further requirements for return air from a closet to mitigate mold growth in closets.	Approve IMC	*No fiscal
T. 603.4	<b>Duct construction minimum sheet metal thickness for single dwelling units.</b> <b>ORA</b> Existing amendments: Oregon retains the 2014 OMSC table.	Retain ORA	—
<b>CHAPTER 7</b>	<b>COMBUSTION AIR</b>		
	No changes were made to Chapter 7.	N/A	—
<b>CHAPTER 8</b>	<b>CHIMNEYS AND VENTS</b>		
	No changes were made to Chapter 8.	N/A	—
<b>CHAPTER 9</b>	<b>SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING EQUIPMENT</b>		
907.1	<b>Incinerators and crematories.</b> <b>IMC</b> <b>FG7-21 Part II:</b> Added listing and label requirements for factory-built cremation furnaces and commercial direct-fed incinerators with UL 2790. Clarified listing and labeling requirements for factory-built incinerators for domestic applications shall be listed and labeled in accordance with UL 791. Clarified installation requirements for incinerators and cremation furnaces in accordance with MII's. <i>*ICC: No fiscal impact.</i>	Approve	*No fiscal
931	<b>Incinerators and crematories.</b> <b>IMC</b> <b>M62-21:</b> Introduces requirements for steam bath equipment listings, and installation criteria. <b>ORA</b> New amendment: Delete section/not under Mechanical Code scope.	Disapprove IMC	—
<b>CHAPTER 10</b>	<b>BOILERS, WATER HEATERS AND PRESSURE VESSELS</b>		
Chapter 10	<b>All of the Chapter.</b> <b>ORA</b> Existing amendments: Aligns with Plumbing code and Boiler code.	Retain ORA	—
<b>CHAPTER 11</b>	<b>REFRIGERATION</b>		
1101	<b>Technician certification requirements.</b> <b>ORA</b> Add note: Persons engaging in service, repair, or disposal of equipment that could release refrigerants into the atmosphere shall be certified under Environmental Protection Agency Section 608 Technician Certification requirements under 40 CFR Part 82, Subpart F. <a href="#">Section 608 Technician Certification Requirements   US EPA / Technology Transitions   US EPA</a>	Approve New ORA	*No fiscal
1101.1.1	<b>Refrigerants other than ammonia.</b> <b>IMC</b> <b>M69-21:</b> Added "Refrigeration systems containing carbon dioxide as the refrigerant shall also comply with IAR CO <sup>2</sup> ."	Approve IMC	*No fiscal
1101.7	<b>Changing refrigerant.</b> <b>ORA</b> Existing amendments: Deletes the section regarding changing refrigerant.	Retain ORA	—
1103.1	<b>Refrigeration standards</b> <b>SAM</b> <b>21-01:</b> Intended to allow use of newer, more environmentally friendly refrigeration methods using the most current refrigerant tech.	Retain SAM	—
1104.3.1, 1104.3.2	<b>Air conditioning for human comfort and Group A2, A3, B2 and B3 refrigerants.</b> <b>IMC</b> <b>M75-21:</b> Added changes in alignment with updated ASHRAE 15. <i>*ICC: No fiscal impact.</i>	Approve IMC	*No fiscal
1105.9	<b>Machinery room means of egress.</b> <b>ORA</b> Existing amendments: Modify by pointing to the Building Code for provisions regarding machinery rooms larger than 1000 square feet, rather than duplicating the requirements in the OMSC.	Retain ORA	—
1108.1.1	<b>Installer certification.</b> <b>ORA</b> New amendments: Refrigerant piping joints and connections regulated under this code shall be made by persons with valid certification under ASME Section IX or AWS B2.2 for welding or brazing. Installer certification shall be presented to <i>building official</i> upon request.	Approve New ORA	*No fiscal

Section	Topic / Summary of changes	Outcome	F
1109.2.5	<b>Refrigerant pipe shafts.</b> <b>ORA</b> New amendments: Deletes “using Group A1 refrigerant” from the 2 <sup>nd</sup> exception.	Approve New ORA	*No fiscal
<b>CHAPTER 12</b>	<b>HYDRONIC PIPING</b>		
1201.1	<b>Scope – Hydronic Piping.</b> <b>IMC</b> M85-21: Adds radiant heating, radiant cooling, and snow- and ice-melting.	Approve IMC	*No fiscal
1209.1	<b>Materials.</b> <b>ORA</b> Existing amendments: Oregon modified with added language “, cross-linked polyethylene (PEX) tubing, cross-linked polyethylene/aluminum/ cross-linked polyethylene (PEX-AL-PEX) pressure pipe or polybutylene rated.”	Retain ORA	*No fiscal
1209.6	<b>Radiant tubing placement.</b> <b>IMC</b> M97-21: Added sections addressing radiant tubing replacement.	Approve IMC	*No fiscal
1209.7	<b>Snow- and ice-melt tubing placement.</b> <b>IMC</b> M98-21: Added sections addressing snow- and ice-melt tubing replacement.	Approve IMC	*No fiscal
<b>CHAPTER 13</b>	<b>FUEL OIL PIPING AND STORAGE</b>		
	No changes were made to Chapter 13.	N/A	—
<b>CHAPTER 14</b>	<b>SOLAR THERMAL SYSTEMS</b>		
	No changes were made to Chapter 14.	N/A	—
<b>APPENDICES</b>			
App-A	<b>Chimney connector pass-throughs.</b>	No changes	—
App-B	<b>Recommended permit fee schedule.</b>	No changes	—
App-C	<b>Board of appeals.</b> Oregon does not adopt.	No adoption	—
App-D	<b>Clean Air Delivery.</b> New IMC appendix. Oregon will not adopt.	No adoption	—
App-E	<b>Clean Air Delivery and Monitoring.</b> New IMC appendix. Oregon will not adopt.	No adoption	—
<b>APPENDIX C</b>	<b>FUEL GAS – OR A</b>		
C307.2	<b>Concealed Condensate Piping</b> <b>ORA</b> Existing amendments: Adding that the secondary drain be clearly marked with an embossed or engraved tag or in an approved manner.	Retain ORA	*No fiscal
C310	<b>Corrugated Stainless Steel Tubing</b> <b>ORA</b> Existing amendments: Adds Section 310.1.1 Corrugated Stainless-Steel Tubing (CSST). CSST shall be bonded in accordance with the Electrical Code and manufacturer’s installation instructions.	Retain ORA	*No fiscal
C404.7	<b>Protection of Piping against physical damage.</b> <b>ORA</b> Existing amendments: Adds language to clarify that the exempted steel pipe must be at least schedule 40 or thicker.	Retain ORA	*No fiscal

# Oregon Energy Efficiency Specialty Code 2025 edition

Under Oregon Revised Statute (ORS) 455.511, the division, with approval from the appropriate advisory board, shall adopt amendments to the state building code to increase energy efficiency in buildings that are newly constructed, reconstructed, altered or repaired. The Oregon Energy Efficiency Specialty Code (OEESC) is Chapter 13 of the Oregon Structural Specialty Code and consists of the following:

1. Chapter 1 of the Oregon Structural Specialty Code (OSSC), including specific modifications as shown below.
2. ANSI/ASHRAE/IES Standard 90.1 – 2022, including specific modifications as shown below.

## SECTION E101—GENERAL

**E101.1 Title.** These provisions are Chapter 13 of the *Oregon Structural Specialty Code (OSSC)* for commercial energy compliance and shall be referred to herein as “this code.” The OSSC is referred to herein as the “*Building Code*.” Sections E102 through E105 are specific to this code and additional to the requirements of Chapter 1 of the *Building Code*.

**Note:** For reference only. Not adopted by the State of Oregon, Building Codes Division, as part of the state building code.

### Energy incentives

This code sets minimum performance standards for buildings constructed under the *Building Code*. Incentives for exceeding the provisions of this code can be found at: [Oregon.gov/energy/incentives](https://oregon.gov/energy/incentives).

## SECTION E102—SCOPE AND ADOPTED STANDARDS

**E102.1 Scope.** This code applies to buildings designed and constructed under the *Building Code*, including *appliances, equipment* and services regulated by the *Building Code* that feed directly to, or from the building.

**Note:** Examples may include, but are not limited to, site lighting powered from the structure, ground-mounted cooling towers and chillers, photo-voltaic systems, and other appliances, or equipment, covered within this code and powered from the regulated structure.

**E102.2 Intent.** This code shall regulate the design and construction of buildings for the effective use of energy. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

### E102.3 Adopted standards.

**E102.3.1 Administration and enforcement.** This code is administered and enforced under the provisions and authority granted in Chapter 1 of the *Building Code* with the energy efficiency specific Sections E101 through E105 of this code.

**E102.3.2 Construction provisions.** ANSI/ASHRAE/IES Standard 90.1-2022 shall serve as the construction provisions for this code. ANSI/ASHRAE/IES Standard 90.1-2022 shall be referred to herein as “Standard 90.1.” The administrative and enforcement provisions of Standard 90.1, including submittal, inspection and verification, and recording and reporting are superseded by this code, unless specifically noted in these provisions. Section 1, Purpose, and Section 2, Scope, of Standard 90.1 are not adopted.

## SECTION E103—APPLICABILITY

**E103.1 General.** The following provisions are in addition to the requirements of Section 102 of the *Building Code* and supersede Section 4, *Administration and Enforcement*, of Standard 90.1 unless noted herein.

**E103.2 Compliance paths.** Energy *efficiency* construction shall comply with Section 4.2.1.1 of Standard 90.1 for new buildings. Normative and informative appendices of Standard 90.1 are only applicable to compliance paths within Standard 90.1.

**E103.3 Existing structures.** Except as specified in Sections E103.3.1 through E103.3.2, this code shall not be used to require the removal, *alteration* or abandonment of, nor prevent the continued use and maintenance of, an existing building or building system lawfully in existence at the time of adoption of this code.

**E103.3.1 Change in space conditioning.** Where *unconditioned space* or *semiheated space* in a building is converted to a *conditioned space*, such *conditioned space* shall be brought into compliance with the applicable requirements of Standard 90.1 that would apply to the *building envelope*, heating, ventilating, air-conditioning, service water heating, power, lighting, and other systems and equipment of the space as if the building was new.

**E103.3.2 Additions, alterations, renovations or repairs.** *Additions, alterations, renovations, or repairs* to an *existing building, building system* or portion thereof shall conform to the provisions of this code as they relate to energy provisions for new construction without requiring the unaltered portion(s) of the existing building or building system to comply.

*Additions, alterations, renovations, or repairs* shall not create an unsafe or hazardous condition or overload existing building systems. An addition shall be deemed to comply with this code if the addition alone complies or if the existing building and addition comply with this code as a single building.

**E103.3.2.1 Additions.** *Additions* to existing buildings shall comply with Section 4.2.1.2 of Standard 90.1.

**E103.3.2.2 Alterations.** *Alterations* to existing buildings shall comply with Section 4.2.1.3 of Standard 90.1.

For *alterations to lighting equipment and systems* serving interior spaces of buildings or exterior applications, where Section 4.2.1.3(a) of Standard 90.1 is used for compliance, Section 9.1.1.3 of Standard 90.1 shall apply as amended in Section E301.4(a) of this code.

**E103.3.2.3 Historic buildings.** The exception to Section 4.2.1.3 of Standard 90.1 is not adopted. Where *approved* by the *building official* in accordance with Section 3412 of the *Building Code*, *alterations* and *additions* necessary for the preservation, restoration, rehabilitation, or continued use of a *historic* building are exempt from this code. *Alterations* and *additions* not pertinent to the historic listing shall comply with this code unless otherwise *approved*.

## SECTION E104—CONSTRUCTION DOCUMENTS

**E104.1 General.** The following provisions are in addition to the requirements of Section 107 of the *Building Code*.

**E104.2 Energy efficiency information on the construction documents.** *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in sufficient detail pertinent data and features of the building, systems and equipment as herein governed. Details, as applicable, shall include but are not limited to: insulation materials and their *R*-values; fenestration *U*-factors and SHGCs; HVAC system design criteria; mechanical and service water heating system equipment types, sizes and efficiencies; economizer description; equipment and system controls; fan motor horsepower (hp) and controls; duct sealing; duct and pipe insulation and location; daylight areas on floor plans; lighting fixture schedule with wattage and control narrative; air sealing details; COMcheck compliance report; and Oregon Energy Compliance Form. Supplemental information necessary to verify compliance with this standard, such as calculations, worksheets, compliance forms, vendor literature, or other data shall be made available when required by the *building official*.

Plans and specifications shall include applicable requirements for submittal information and record documents required by Sections 5.7, 6.7, 7.7, 8.7, 9.7, 10.7 and 11.7 of Standard 90.1. Materials shall be listed and labeled in accordance with Section 4.2.3 of Standard 90.1. Plans and specifications shall include verification and testing requirements per Section 4.2.5.1 of Standard 90.1. Plans and specifications shall include building *commissioning* requirements per Section 4.2.5.2 of Standard 90.1. The *building official* shall not require or expect physical copies of record drawings, manuals, functional performance test reports, or energy reporting unless specifically noted in this section. Section 5.4.3.1.4 of Standard 90.1 building leakage test report shall be submitted to the *building official* where applicable.

Plans shall indicate the total additional *efficiency* credits required by Section 11 of Standard 90.1. Core and shell buildings shall indicate the base number of credits and reduced number of credits when complying with Section 11.5.1(b) of Standard 90.1. Plans shall also indicate any exceptions specific to Section E301 that are used to comply with this code.

**Exception:** The *building official* is authorized to waive the requirements for *construction documents*, COMcheck reports, or other supporting data if the *building official* determines these are not necessary to confirm compliance with this code.

**E104.2.1 Oregon Energy Compliance Form.** *Construction documents* for new buildings shall include the Oregon Energy Compliance Form, including a ZERO Code 2.0 Calculator report (See [ZERO-Code.org/energy-calculator/](http://ZERO-Code.org/energy-calculator/)).

**Note:** For reference only. Not adopted by the State of Oregon, Building Codes Division, as part of the state building code.

### Green Energy Technology

The Oregon Department of Energy administers the 1.5% for Green Energy Technology program for public buildings. New construction and major renovation projects for public buildings are required to evaluate and install Green Energy Technology and report to the Oregon Department of Energy in accordance with Oregon Revised Statute (ORS) Chapter 279C, Section 279C.527-528 and Oregon Administrative Rule (OAR) Chapter 330, Division 135. See [Oregon.gov/energy](http://Oregon.gov/energy).

## SECTION E105—INSPECTIONS

**E105.1 General.** The following provisions are in addition to the requirements of Section 110.3.9 of the *Building Code*.

**E105.2 Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: compliance with *approved* COMcheck compliance report and *approved construction documents*, envelope air sealing, envelope insulation *R*-values and *U*-factors, fenestration *U*-factor, duct system insulation *R*-value, and HVAC and water-heating equipment efficiency. Section 4.2.4 of Standard 90.1 shall apply.

## SECTION E201—DEFINITIONS

**E201.1 General.** The terms, abbreviations, and acronyms defined in Chapter 3 of Standard 90.1 shall apply to this code where it is not defined in Section 201.2 of the *Building Code* or in Section E201.2 of this code. Definitions from Section 3 of Standard 90.1 shall not be applied to the *Building Code* or any other specialty codes. Terms defined in Standard 90.1 that duplicate *Building Code* terms shall only apply to Standard 90.1, unless the term is superseded by a modified definition in Section E201.2. Terms that are not defined shall have their ordinarily accepted meanings within the context in which they are used.

**E201.2 Definitions.** The following definitions are in addition to or replace definitions in Standard 90.1.

**adopting authority:** The Building Codes Division of the Oregon Department of Consumer and Business Services.

**authority having jurisdiction:** The authorized building official.

**building thermal envelope:** See *building envelope* in Section 3 of Standard 90.1.

**computer room:** a room whose primary function is to house ITE for the processing and storage of electronic data.

**construction documents:** see Chapter 2 of the *Building Code*.

**data center:** a computer room (or series of computer rooms that share *data center systems*) serving a total ITE load greater than 100 kW and 20 W/ft<sup>2</sup> (215 W/m<sup>2</sup>) of conditioned floor area.

**data center systems:** HVAC systems, electrical systems, equipment, or portions thereof, used to condition ITE or electrical systems. *Data center systems* may also be shared, serving other *data center* additions or non-data-center loads.

**design professional:** see *Building Code* definition of registered design professional.

**historic:** see *Building Code* definition of *historic building*.

**information technology equipment (ITE):** ITE includes computers, data storage, servers, and network/ communication equipment.

**low-rise residential buildings:** residential structures regulated under the *Residential Code*.

**unconditioned space:** an enclosed space within a building that is not a conditioned space or a *semiheated space*, including automatic sprinkler riser rooms and fire pump rooms per Section 902 of the *Building Code*. Crawlspace, attics, and unheated parking garages with natural or mechanical *ventilation* are not considered enclosed spaces.

## SECTION E301—MODIFICATIONS TO STANDARD 90.1

**E301.1 Modifications to Standard 90.1.** The provisions of Standard 90.1 are modified by Sections E301.2 through E301.6.

Additional language to Standard 90.1 is denoted with underlined text. Deleted language from Standard 90.1 is denoted with strikethrough text.

### E301.1.1 References to ASHRAE Standards 62.1 and 62.2.

The *Mechanical Code* sets ventilation standards for this code and the *Building Code*, with allowance for other methods. Unless otherwise modified by this code, any reference to ASHRAE Standards 62.1 and 62.2 in Standard 90.1 shall mean the *Mechanical Code*, or other *approved* ventilation standard.

**E301.1.2 References to NFPA 70.** Unless otherwise modified by this code, any reference to NFPA 70 Articles in Standard 90.1 shall mean the NFPA 70 Articles as amended by the *Oregon Electrical Specialty Code*.

**E301.2 Building envelope.** The following modifications apply to the indicated subsection to Section 5 of Standard 90.1.

#### a. Exceptions to 5.1.6.3.

1. A space may be designated as either a *semiheated space* or an *unconditioned space* only if approved by the *building official*.
2. A space with a limited *radiant heating system* meeting the requirements of Section 6.5.8.3 (E301.3(e)) shall be considered an *unconditioned space*.

#### b. Exceptions to 5.4.3.4

11. Buildings less than 25,000 ft<sup>2</sup> in *gross conditioned floor area* with an *air leakage rate* not exceeding 0.30 cfm/ft<sup>2</sup> and meeting the testing requirements of Section 5.4.3.1.4.

**E301.3 Heating, ventilating, and air conditioning.** The following modifications apply to the indicated subsections to Section 6 of Standard 90.1:

#### a. Section 6.4.3.4.5 Parking Garage Ventilation Systems.

Parking garage *ventilation systems* shall meet Section 404 of the *Mechanical Code* and all of the following:

- a. Separate *ventilation systems* and control systems shall be provided for each *parking garage section*.
- b. Control systems for each *parking garage section* shall *automatically* detect and control contaminant levels and shall be capable of and configured to reduce airflow to 20% or less of *design capacity* in accordance with Section 404 of the *Mechanical Code*.
- c. The *ventilation system* for each *parking garage section* shall have controls and devices that result in fan motor *demand* of no more than 30% of design wattage at 50% of the design airflow.

**Exception to 6.4.3.4.5:** Garage *ventilation systems* serving a single *parking garage section* having a total *ventilation system motor nameplate horsepower* not exceeding 5 hp at *fan system design conditions* and where the *parking garage section* has no *mechanical cooling* or *mechanical heating*.

#### b. Section 6.4.3.5.1 Packaged HVAC Equipment with Electric Heat.

HVAC *equipment* for new buildings with a *cooling capacity* less than 241,000 Btu/h from Table 6.8.1-1 shall not have electric supplemental heat exceeding 21,500 Btu/h (6 kW). *Equipment* with *electric resistance* heating exceeding 21,500 Btu/h (6 kW) and *cooling capacity* less than 241,000 Btu/h shall have heat pump operation for the first stage of heating and shall be selected from Table 6.8.1-2.

#### c. Section 6.5.3.9 (c)

- c. Where ASHRAE Standard 62.1 is used for ventilation design, all airflow supplied to the zone shall be shut off whenever the *space* temperature is between the active heating and cooling *set points*.

#### d. Section 6.5.6.1.1 Nontransient Dwelling Units.

Individual *nontransient dwelling units* with the required *continuous ventilation rate* exceeding 60 cfm shall be provided with *outdoor air energy recovery ventilation systems*. ~~For *nontransient dwelling units*, *energy recovery systems* shall result in an *enthalpy recovery ratio* of at least 50% at the cooling design condition.~~ *Ventilation systems* serving multiple *nontransient dwelling units* shall comply with 6.5.6.1.2.

(The rest of Section 6.5.6.1.1 remains unchanged)

e. **Section 6.5.8.3 Radiant Heating for Enclosed Unconditioned Spaces.** Overhead radiant heating systems shall be allowed in unconditioned spaces for spot heating of occupied areas. Spot heating shall be limited to 500 ft<sup>2</sup> or 10 percent of the space floor area, whichever is greater. Control shall be automatic complying with either 6.4.3.3.1(b) or 6.4.3.3.1(c).

f. **Exceptions to 6.5.10:**

(Exceptions 1 through 4 remain unchanged)

5. Residential dwelling units in buildings three stories and less.
6. Normally locked doors not used as a building entry where approved.

**Errata-March 4, 2025:** In the first publishing of this code, Section 6.6 of Standard 90.1 was erroneously noted as not adopted and Section 6.6.1 was erroneously amended. The following errata aligns with the intent approved through the code adoption process.

- OEESC E301.3(g) Section 6.5.12 is adopted
- ASHRAE 90.1 Section 6.6 is adopted as part of this code
- ASHRAE 90.1 Section 6.6.1 is not adopted as part of this code

g. **Section 6.5.12 Data Center Rooms Systems.** The following requirements are mandatory for data centers and optional for a computer room with IT equipment load greater than 10 kW. HVAC systems that only serve the heating, cooling, or ventilating needs of a data center or a computer room shall comply with ASHRAE Standard 90.4, Energy Standard for Data Centers. All other HVAC systems shall comply with the applicable requirements in Section 6.5.

h. **6.6.1 Computer Rooms Systems Path.** Not adopted

**E301.4 Power.** The following modifications apply to the indicated subsection to Section 8 of Standard 90.1:

a. **Exception to 8.2.1**

Power distribution systems and equipment only serving a data center computer room with IT equipment load greater than 10 kW shall be permitted to comply with Section 8.6, "Data Center Room Systems." ~~"Alternative Compliance Path."~~

b. **Section 8.4.1 Voltage Drop.** Not adopted

c. **Exceptions to 8.4.2**

Receptacles for the following shall not require an *automatic control device*:

1. Receptacles specifically designated for *equipment* requiring continuous operation (24/day, 365 days/year).
2. *Spaces* where an *automatic control* would endanger the safety or security of the room or *building* occupants.
3. The building achieves five additional efficiency credits above the minimum credits required in accordance with Section 11.5.

d. **Exceptions to 8.4.3.1 and 8.4.3.2**

(Exceptions 1 through 5 remain unchanged)

6. The building achieves two additional efficiency credits above the minimum credits required in accordance with Section 11.5.

The additional efficiency credits used to comply with this exception may be used to comply with Exception 6 to Sections 10.4.7.1 and 10.4.7.2.

e. **Section 8.6 Alternative Compliance Path.** Not adopted.

f. **Section 8.6.1 Computer Data Center Room Systems.** ~~Power distribution systems and equipment only serving a computer room data center with IT equipment load greater than 10 kW shall comply with ASHRAE Standard 90.4, Energy Standard for Data Centers.~~

**E301.5 Lighting.** The following modifications apply to the indicated subsection to Section 9 of Standard 90.1:

a. **Section 9.1.1.3** is replaced in its entirety with the following:

**9.1.1.3 Alterations to Existing Systems and Equipment.**

The *alteration of lighting equipment and systems* in an interior space shall comply with Section 9.1.1.3.1. The *alteration of a lighting system* in an exterior application shall comply with Section 9.1.1.3.2.

The maintenance of an existing *lighting system* to return it to working order shall not be considered an *alteration*. Retrofitting a *luminaire* for which the original *lamps* and *ballast/driver* are replaced with a new *lamp/light source* and *driver/ballast* that was not a component of the original *luminaire* shall be considered an *alteration of the luminaire*, but not a *lighting system alteration*.

**9.1.1.3.1 Alterations for Interior Building Spaces.** The *alteration of a lighting system* in an interior space shall meet one of the following requirements, as applicable:

a. Alterations shall not increase the total wattage of a lighting system.

Exception to 9.1.1.3.1(a): The total wattage of the altered *lighting system* within an altered space shall comply with the LPA as applicable to the altered space as shown in Tables 9.5.2.1-1 and 9.5.2.1-2 and Section 9.5.2.2.

b. Alterations that create a new space shall comply with Section 9.2.

c. Alterations to lighting system controls in a space shall comply with the control requirements of Section 9.4.1.1 as applicable to each altered space and shown in Tables 9.5.2.1-1 and 9.5.2.1-2, and Section 9.5.2.2.

**9.1.1.3.2 Lighting Alterations for Exterior Building Areas.**

The *alteration of a lighting system and luminaires* for an exterior area shall comply with the following requirements, as applicable:

a. Alterations shall not increase the total wattage of a lighting system.

**Exception to 9.1.1.3.2(a):** the altered exterior area shall comply with the area-specific allowances in Table 9.4.2-2 and shall not use the base *site* allowances to determine the LPA.

b. New and replacement fixtures for an existing *lighting system* shall be provided with no less than the controls of the existing *lighting system*.

b. **Section 9.4.3.1 Lamp and Luminaire Efficacy.** At least 75% 100% of the permanently installed *luminaires* shall use lamps with an efficacy of at least 75 lm/W or have a total luminaire efficacy of at least 50 lm/W. *Dwelling unit* floor area shall be excluded from total building floor area under the Building Area Compliance Method (9.5.1).

**E301.6 Other equipment.** The following modifications apply to the indicated subsection to Section 10 of Standard 90.1:

a. **Section 10.4.6 Compressed Air Systems.** Not adopted.

b. **Exceptions to 10.4.7.1 and 10.4.7.2**

(*Exceptions 1 through 5 remain unchanged*)

6. Buildings achieving two additional efficiency credits above the minimum energy credits required in accordance with Section 11.5.

The additional efficiency credits used to comply with this exception may be used to comply with Exception 6 to Sections 8.4.3.1 and 8.4.3.2.

c. **Section 10.5.1 Renewable Energy Resources.** Not adopted

d. **Section 10.5.1.1 On-site Renewable Energy.** Not adopted.

**E301.7 Additional efficiency measures.** The following modifications apply to the indicated subsection to Section 11 of Standard 90.1:

a. **Section 11.5.1 Energy Credits Required.** Projects shall achieve the total of credits,  $EC_{adj}$ , required in Table 11.5.1-1 as amended by Section E301.7(b) of this code based on the building use type and climate zone. Projects with multiple building use types, unconditioned or semiheated buildings, parking garages, projects using on-site renewable energy, alterations, and buildings with separate shell-and-core and initial build-out construction permits shall comply as follows: (11.5.1(a), (b), (c), and (d) remain unchanged)

**Section 11.5.1(e).** Not adopted.

(The rest of Section 11.5.1 remains unchanged)

**b. Table 11.5.1-1 Energy Credit Requirements by Building Use Type (Adjusted)**

Building Use Type <sup>a</sup>	Climate Zone	
	4C	5B
Multifamily <sup>b</sup>	32	41
Health care <sup>c</sup>	47	47
Hotel/motel	42	34
Office <sup>d</sup>	43	42
Restaurant <sup>e</sup>	49	49
Retail	38	36
Education <sup>f</sup>	41	39
Warehouse <sup>g</sup>	30	30
Other <sup>h</sup>	23	23

(The rest of the table remains unchanged)

c. **Section 11.5.2.6 R01: On-Site Renewable Energy.** To achieve this credit, the total minimum ratings of on-site renewable energy systems in addition to the requirements of Section 10.5.1.1 shall be not less than 0.1 W/ft<sup>2</sup> of gross floor area. Additional energy credits shall be determined as follows:

$$EC_{R01\_adj} = EC_{R01\_base} \times \frac{RR_{total} - RR_{req}}{0.1 \times PGFA}$$

$EC_{R01\_adj}$  = energy credits achieved for on-site renewable energy

$EC_{R01\_base}$  = R01 base energy credit from Section 11.5.3

$RR_{total}$  = actual total minimum rating of on-site renewable energy systems, W

$RR_{req}$  = ~~minimum rating of on-site renewable energy systems required by Section 10.5.1.1 without exception 0.50 W/ft<sup>2</sup> or 1.7 Btu/ft<sup>2</sup>, multiplied by the sum of the gross conditioned floor area for all floors up to the three largest floors, W~~

PGFA = project gross floor area

**Informative Note:** On-site renewable energy may include thermal service water heating or pool water heating in which case ratings in Btu/h can be converted to W, where W = Btu/h/3.413.



# Executive Summary

# 2025 Oregon Fire Code

# Amendments

# Executive Summary

## 2025 Oregon Fire Code Amendments

### Overview

This document summarizes several of the significant changes to the proposed 2025 *Oregon Fire Code* (OFC). Part I contains additions, modifications and amendments approved at the International Code Council code development hearings for publication within the 2024 *International Fire Code*, which is published for nationwide adoption. The Oregon Fire Code subcommittee reviewed these changes and provided their recommendations for adoption.

Part II has new proposed Oregon amendments as reviewed by the 2025 OFC subcommittee and includes applicable stakeholder input and a brief statement on how the Oregon Fire Code Advisory Board (OFCAB) voted as part of their final recommendation to the State Fire Marshal.

### **PART I**

**Significant Changes to the 2024 *International Fire Code*:** The significant changes highlighted below were changes that OSFM Technical Services Unit (TSU) determined to highlight based upon positive impacts within Oregon. There were over 100+ changes and additions to the model code (2024 International Fire Code) and all those items were discussed at the International Code Council level with comments and approvals conducted at those meetings. The Oregon Fire Code Committee's reviewed all the changes within the 2024 International Fire Code and after reviewing the committee's agreed with all the changes and or additions to be included within the 2025 Oregon Fire Code.

#### **1. Section 104 – Duties and Powers of the Fire Code Official**

**Code Change Type** – Modification

**Change Summary** – The provisions for review and approval of “alternative methods” are revised and clarified. The alternative method criteria are now the same in all the International Codes (I-Codes), enhancing the uniformity and application of companion codes.

**Purpose** – The revisions are designed to improve organization of the section; clarify the difference between evaluations from accredited evaluation agencies and evaluations from others, such as engineers; enhance guidance for evaluation of alternative methods and materials; and clarify the use of the section on modifications.

**Background** – Section 104 contains general requirements for the authority, duties and powers of the fire code official. Among these authorities and duties is the review and approval of projects and facilities to determine compliance with the code. Section 104 provides various approaches available to demonstrate code compliance. The revisions to Section 104 update those approaches commonly in use today.

**Justification/Rationale** – This enhances the application of the codes and allows the building code official and the fire code official to utilize the same process when evaluating an alternative method that affects code provisions from multiple disciplines.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Two proposed code changes were submitted to this section by the OFC subcommittee. The Technical Services Unit reviewed the two proposed changes and concluded that they were outside the scope and authority of the fire code officials and conflicted with ORS 455.148(8) and ORS 455.485. The subcommittee chair and proponent were informed and understood the possible conflicts, and these were not moved forward to the OFCAB.

## **2. Section 202 – Definition of Emergency Responder Communications Enhancement System (ERCES)**

**Code Change Type** – Addition

**Change Summary** – The two-way emergency responder communications system is now referred to as the emergency responder communications enhancement system, and several other definitions are included to assist in applying these regulations.

**Purpose** – Emergency responders use portable radios to communicate with other emergency responders and the incident commander at the site of a fire.

Emergency responders need to be able to communicate from inside of a building with others outside the building.

**Background** – The term “two-way emergency responder communication system” is revised to “emergency responder communications enhancement system (ERCES).” Multiple solutions are available and utilized to improve communication coverage inside buildings for emergency responders. The selection of the proper solution and coordination of its design, installation and maintenance can create safety issues for anyone needing to operate on those frequencies. The safety of emergency responders and the integrity of the communications system is of the utmost importance.

**Justification/Rationale** – Building construction features and materials can absorb or block the radio frequency energy used to carry the signals through the building. Blockage or absorption of the radio frequency signal can prevent receipt and acknowledgment of a critical message from an emergency responder. Requirements in the Oregon Structural Specialty Code and Oregon Fire Code apply to analog or digital radio systems and are applicable to all buildings.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

### 3. Section 202 – Definition of Puzzle Rooms

**Code Change Type** – Modification

**Change Summary** – Puzzle rooms are defined in the building and fire code and included under the general definition of special amusement areas.

**Purpose** – Throughout the country these interactive, themed rooms have grown in popularity and multiple life safety concerns have arisen. A special amusement area is a building or portion thereof where people gather and in which egress is either not readily apparent due to distractions, is intentionally confounded or is not readily available. Additional provisions have been added to chapters 9, 10 and 31.

**Background** – A puzzle room, sometimes called an escape room, is a recent entertainment experience wherein the participants must find their escape from a room or area. There is the perception that occupants are locked into the room and cannot exit without solving a series of clues.

The definition includes all such facilities, including portable and temporary structures. The hazard associated with such buildings is not related to the permanence or length of use; therefore, seasonal uses and portable uses are included in the definition.

**Justification/Rationale** – Since the egress path is not readily available, or readily visible, the puzzle room is classified as a special amusement area.

The definition of puzzle room was added to the 2021 *International Building Code* (IBC) along with revisions to the definition of special amusement areas. These changes have also been made to the 2024 IFC.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

#### 4. **Section 320 – Lithium-ion and Lithium Metal Battery Storage**

**Code Change Type** – New section

**Change Summary** – Requirements pertaining to the storage of lithium-ion and lithium metal batteries are added to address the significant fire hazard that occurs during thermal runaway.

**Purpose** – Advancements in battery technologies have introduced a new generation of battery types, such as lithium-ion and flow batteries, each with advantages and potential hazards.

**Background** – Lithium-ion and lithium metal batteries can create challenging fires. The IFC intends to provide the necessary safety mechanisms to prevent and mitigate fires and explosions that can result due to the inherent hazards associated with the technologies. IFC Section 1207 addresses electrical energy storage systems (ESS), but other uses for lithium-ion and lithium metal batteries exist.

**Justification/Rationale** – The provisions are intended to address all types of storage scenarios from manufacturing to warehouse operations to retail, and even the collection and recycling process. The requirements focus on mitigation of the significant impact thermal runaway and fires can have on facilities and public safety.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## 5. Section 322 – Powered Micromobility Devices

**Code Change Type** – New section

**Change Summary** – Requirements are added to regulate the use and re-charging of lithium-ion or lithium metal battery powered micromobility devices.

**Purpose** – Battery operated scooters, bicycles, wheelchairs and devices have been available for years. Many of these devices are now powered by lithium-ion or lithium metal batteries, and fire incidents have occurred as a result.

**Background** – The fire incidents have mainly occurred during charging times or during actual use and operation. Lithium-ion and lithium metal batteries can result in a thermal runaway incident with a significant fire. There have been significant fires due to these devices, including a 4-alarm fire in New York City.

**Justification/Rationale** – Provisions in Chapter 3 establish safety requirements for storage and charging of powered micromobility devices with lithium-ion and lithium metal batteries. The devices, along with the charging equipment, must be listed.

Operating a rental, sales or service business for powered micromobility devices is strictly prohibited in residential occupancies. This prohibition does not apply to the charging of personal devices for personal use.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## 6. **Section 403.10.6 – Fire Safety Plan for Lithium-ion Batteries**

**Code Change Type** – Addition

**Change Summary** – A fire safety and evacuation plan must be maintained for most occupancies that involve activities for the research and development, testing, manufacturing, handling or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium-ion batteries or lithium metal batteries.

**Purpose** – This section requires a fire safety and evacuation plan be prepared and maintained for occupancies conducting activities involving lithium-ion and lithium-metal batteries.

**Background** – Lithium-ion and lithium metal batteries have been a contributing factor in a growing number of fire incidents for several years and are being used in an ever-increasing number of products and applications.

**Justification/Rationale** – Early mitigation and planned actions are key elements in providing for the safety of occupants and reducing the size of a fire event.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## 7. **Section 705.2.7 – Rolling Fire Door Testing**

**Code Change Type** – Modification

**Change Summary** – Rolling steel fire doors must be inspected, tested, and reset by a trained fire door systems technician on an annual basis and in accordance with NFPA 80.

**Purpose** – Rolling steel fire doors have a unique operation and require specific product training to ensure the inspection personnel will be able to properly conduct the inspection and testing, including a visual inspection of the door assembly, a check of the door operation, a drop test and a reset of the door to operational status.

**Background** – The complex nature of the tension release devices and the automatic closing systems include multiple components which must work together for the door to operate properly.

**Justification/Rationale** – The technician must be familiar with the types of equipment and the features of the door assembly, as well as manufacturer-specific details necessary to help ensure the door will function as intended.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## 8. Section 903.2 and 903.3 – Sprinklers for Battery Storage, Testing, and Vehicle Repair

**Code Change Type** – Modification

**Change Summary** – A sprinkler system is required for facilities where lithium-ion batteries or lithium metal batteries are developed, tested, manufactured, and stored, and also where vehicles powered by lithium-ion or lithium metal batteries are repaired.

**Purpose** – Research, testing and development activities can present an increased risk of thermal runaway. In certain testing, thermal runaway is even caused intentionally.

**Background** – Fire sprinklers are required for lithium-ion battery areas exceeding 500 square feet because of the unique fire hazards associated with these batteries, particularly the risk of thermal runaway. Thermal runaway can cause a cascading ignition and fire, making traditional fire suppression methods insufficient. Sprinklers are needed to rapidly cool the affected area and prevent the fire from spreading.

**Justification/Rationale** – Lithium-ion batteries and lithium metal batteries are capable of producing significant heat during a fire situation. The areas where these batteries are manufactured, repaired, stored and displayed for retail are required to be protected by an automatic sprinkler system.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## 9. Section 904.12 – Hybrid fire-extinguishing Systems

**Code Change Type** – New section

**Change Summary** – Hybrid fire-extinguishing systems are now addressed in the IFC.

**Purpose** – The Montreal Protocol of 1989 has resulted in a continuing search to replace halon fire-extinguishing systems. Hybrid fire-extinguishing systems are a recently developed fire-extinguishing method.

**Background** – These systems consist of the discharge of a fine water spray combined with an inert gas. The discharge results in the oxygen concentration dropping below 16 percent. These systems combine the technology of water mist systems and clean agent systems.

**Justification/Rationale** – There is no requirement to install hybrid fire-extinguishing systems. These systems are included as an option under alternative fire-extinguishing systems. But the application of these systems must be based on a listing or specific testing. A new standard has been developed for the design and installation of these systems – NFPA 770, *Standard on Hybrid (Water and Inert Gas) Fire-Extinguishing Systems*. This standard must be followed to ensure the fire is controlled and the oxygen level is maintained at acceptable levels in occupied areas.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## **10. Section 915.1 – Carbon Monoxide Alarms**

### **Code Change Type** – Modification

**Change Summary** – Carbon monoxide (CO) detection is required in all occupancies containing a carbon monoxide source. Detection and notification can be addressed in several ways, and a definition is added to clarify where CO detection is required.

**Purpose** – Carbon monoxide (CO) is a colorless, odorless, tasteless gas that is produced by burning fuels such as gas, wood, propane, charcoal, gasoline or other fuels. CO is produced by fuel-powered vehicles and fuel-fired equipment within buildings such as water heaters, furnaces, fireplaces, dryers, etc. Because of these hazards, the installation of CO detection and occupant notification is the best way to alert occupants of a potential problem.

**Background** – CO poisoning incidents resulting in deaths and injuries continue to happen across all occupancies not just those occupancies previously covered. Therefore, all occupancies are to be provided with CO detection. The only exception is Group F, S and U occupancies, which are not normally occupied.

**Justification/Rationale** – The CO detection requirements have been substantially revised and reformatted by several code changes. Perhaps the most significant change is that CO detection is required in all occupancies where a CO producing source is present in an occupied building. Previously, CO detection systems were only required in Group I-1, I-2, I-4 and in classrooms in a Group E occupancy as well as in all R occupancies in Oregon (BDC amendment).

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## **11. Section 4005 – Protection of Distilled Spirits in Wooden Barrels**

### **Code Change Type** – Addition

**Change Summary** – Specific design criteria are included for automatic sprinkler systems protecting distilled spirits in wooden barrels.

**Purpose** – This section is added to provide guidance for the design of the automatic sprinkler system protecting distilled spirits in wooden barrels stored in warehouse facilities and in small distillery facilities.

**Background** – Largely, one of the changes is the threshold at which the percentage of alcohol results in a higher classification of hazard. Traditionally, beverages with an alcohol content greater than 16 percent were considered to present a higher level of hazard and were therefore placed into Group F-1 for manufacturing and packaging and Group S-1 for storage. Recent testing by FM Global demonstrates that the 16 percent threshold was too restrictive, so the threshold is revised to 20 percent based on fire testing. If the alcohol content is not more than 20 percent, the alcohol content does not raise the flammability of the liquid to an extent where additional levels of protection are necessary. These beverages with an alcohol content of 20 percent or less are considered nonflammable or noncombustible liquids. As a result, the manufacturing, packaging and storage of beverages with an alcohol content of 20 percent or less are classified as Group F-2 or S-2 as appropriate. Section 4005.3 specifies that for beverages with an alcohol content of 20 percent or less, the sprinkler design criteria in NFPA 13, *Standard for the Installation of Sprinkler Systems*, are appropriate.

**Justification/Rationale** – For those beverages with an alcohol content greater than 20 percent, Section 4005 provides criteria for the storage and protection of distilled spirits in barrels. Section 4005.1.1 limits the height of storage for palletized storage of on-end barrels to 7 barrels high. Section 4005.1.3 addresses loading aisles that may be used in palletized storage.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**OFC Subcommittee Recommendation** – Unanimously recommended with no changes.

## PART II

Oregon Amendments with OFCAB recommendations to State Fire Marshal. The following code amendments were recommendations provided by both the Oregon Fire Code Committee's and OSFM's Technical Services Unit. All the code amendments

were then reviewed by the OFCAB and then provided a recommendation to the State Fire Marshal.

## **12. Firework Retail Sales Requirements: Section 5609**

**Code Change Type** – Addition

**Purpose** – Provides fire code officials with a clear citation path for existing Oregon Administrative Rules (OARs) permitted by the OSFM Regulatory Services Division.

**Background** – The OSFM issues retail fireworks permits while local fire departments conduct site inspections and ensure compliance at fireworks sales locations.

**Amendment Summary** – This amendment incorporates a paraphrased version of OSFM rules into the Oregon Fire Code as Section 5609, within the Explosives and Fireworks chapter. It outlines general requirements for all retail sales areas and specific provisions for indoor and outdoor sites.

**Justification/Rationale** – Fire regulations at retail fireworks sale’s locations are typically enforced by local fire departments, but they lacked a direct citation for specific violations. This amendment provides enforceable code language to address this gap.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**Stakeholder Input** – Mark Johnston, OSFM Regulatory Services Assistant Chief, contributed to the process, and a TNT Fireworks representative co-chaired the OFC Subcommittee.

**OFCAB Recommendation** – Unanimously recommended.

## **13. Special Effect Firework Definition: Section 202**

**Code Change Type** – Addition

**Purpose** – Establishes the statutory definition for “Special Effect Fireworks,” including devices known as “cold spark machines,” for fire code officials.

**Background** – “Cold spark machines” are hazardous due to their misleading name, which suggests safe use in any environment, despite requiring an OSFM permit. Their easy online availability exacerbates the issue.

**Amendment Summary** – Adds a definition for “Special Effect Fireworks” to Chapter 2 of the OFC, encompassing “Pyrotechnic Special-Effect Materials”, including “cold spark machines,” derived from ORS 480.111(17). The term is included in Section 105.5B, requiring the OSFM permit.

**Justification/Rationale** – Confusion and lack of awareness about the hazards of cold spark machines necessitate a clear definition and permit requirement to enhance safety and regulatory clarity.

**Fiscal or Operational Impact** – No impact to either jurisdictions or the public.

**Stakeholder Input** – Mark Johnston, OSFM Regulatory Services Assistant Chief, was involved in this process and a representative of TNT Fireworks was the co-chair of this OFC Subcommittee.

**OFCAB Recommendation** – Unanimously recommended.

#### **14. Fire Flow for Buildings in Unprotected Areas: Section B108 (Appendix B)**

**Code Change Type** – Addition

**Purpose** – Guides fire officials, primarily OSFM deputies, on water supply requirements for structures in unprotected areas, such as USFS or BLM land.

**Background** -- Section B108 has been “reserved” in the Oregon Fire Code for several cycles and primarily applies to OSFM deputies in areas outside fire protection districts. This appendix is adopted by the State of Oregon, making it a part of the OFC.

**Amendment Summary** – This new section references existing Land Conservation and Development Commission (LCDC) rules for land use and planning. It directs owners to seek inclusion in a fire protection district and allows authorities to consider alternative water supply methods case by case. It also references statutory water supply requirements for public buildings, like places where people gather such schools, churches, grandstands, and state facilities.

**Justification/Rationale** – Adequate water supply and access are critical for fire protection, particularly in unprotected areas. This need has gained importance in recent years with a focus on defensible space, in addition to previously traditional needs for a water supply. This section provides guidance by referencing existing processes and resources, emphasizing the water supply need without introducing new requirements.

**Fiscal or Operational Impact** – As a reference to existing requirements, no fiscal or operational impacts are anticipated for jurisdictions or the public.

**Stakeholder Input** – Guidance only; no new requirements.

**OFCAB Recommendation** – Unanimously recommended.

## 15. Valet trash: Section 304.1.1 and Appendix O

**Code Change Type** – New section

**Purpose** – Establishes safety requirements for apartment buildings using valet trash or recycling services, where materials are placed in exit corridors, addressing fire safety concerns.

**Background** -- This is the first appearance of regulations for valet trash in the fire code after years of consideration, debate and inconsistent enforcement by the International Code Council (ICC). While the fire service has been in strong opposition to valet trash, the VT industry has paid lobbyists, called “Directors of Governmental Affairs” to avoid universal mandates and exploit gaps in local adoption. In the end, the only requirement added to 2024 ICC code was the ability of fire code officials to decide which buildings valet trash service could take place (e.g., no buildings, sprinklered buildings, or all buildings). The word “sprinkler” is not used in the International Fire Code in the context of valet trash.

Specific requirements for safety inside those approved buildings were reserved in an appendix that could later be adopted at the state or local level. The fire prevention community has noted that this is a case study in how a well-funded industry can influence the code-making process intended to ensure the safety of those needing to get out of an older apartment building when it is on fire. Without a state-wide requirement, which buildings are approved for the service will be determined by each fire department.

**Amendment Summary** – Adopts Appendix O, giving it full Oregon Fire Code authority. It specifies requirements for trash and recycling container construction, corridor placement, duration, and tenant rules. Oregon additions include lid closure, documentation, and prohibitions on contents such as hazardous materials and batteries. An operational permit option was also added as an Oregon amendment.

**Justification/Rationale** – Exit corridors must remain unobstructed for safe egress during emergencies. The fire code clearly says that an exit corridor shall not be used for any other reason that would decrease that purpose. These regulations restore a level of safety to this egress component which will now be used in a way it was not intended (storing trash).

**Fiscal or Operational Impact** – No fiscal or operational impact anticipated.

**Stakeholder Input** – The Oregon Fire Code Subcommittee, composed of fire service members, proposed requiring sprinklers in corridors with valet trash. This was sent to seven stakeholders, including the valet trash industry, Oregon multifamily housing authorities, and refuse/recycling associations. The valet trash industry opposed the sprinkler requirement, while other responses were mixed.

**OFCAB Recommendation** – During the March OFCAB meeting, private industry provided comments concerning the original recommendation by the OFCC subcommittee to require sprinkler protection within the corridors of buildings utilizing Valet Trash. The OFCAB rejected the sprinkler requirement recommended by the OFCC subcommittee as a comprehensive amendment package, but unanimously approved Appendix O with all the other changes.

## **16. Special Amusement Areas: Section 3109**

**Code Change Type** – New section

**Purpose** – Consolidates existing fire code requirements for special amusement areas, such as escape rooms and haunted houses (2022 OFC Appendix Q), a type of special amusement area, into a single section, incorporating for haunted houses.

**Background** – Recent Oregon Fire Code and Structural Specialty Code cycles have added safety requirements for special amusement areas such as “escape

rooms” and “haunted houses” that use maze-like corridors, now expanded from “buildings” to “areas” to include outdoor mazes like corn mazes.

**Amendment Summary** – Adds “Special Amusement Areas” to Chapter 31’s title and creates Section 3109, referencing existing requirements for fire sprinklers, alarm systems, exit access travel distances, and permits. It incorporates 2022 OFC Appendix Q for haunted houses, reducing confusion and improving usability without creating any new code requirements.

**Justification/Rationale** – Consolidating requirements aids coordination with building officials for seasonal or temporary uses and clarifies distinctions between often confused terms “special amusement areas” and “special event structures”.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**Stakeholder Input** – None, as no new regulations are introduced.

**OFCAB Recommendation** – Unanimously approved.

## **17. Intermodal shipping containers: Section 315.4.3**

**Code Change Type** – Addition

**Purpose** – Establishes a fire code citation for maintaining intermodal shipping containers, commonly called “conex” units, complementing Oregon Structural Specialty Code (OSSC) requirements.

**Background** – Proposed by an external applicant and the original proposal was deemed too broad in scope, the OSFM Technical Services Unit developed a maintenance-focused section to align with 2022 and 2025 OSSC updates, providing many of the safeguards first intended. The proposal provides a pointer back to the existing OSSC language for the fire code official to provide a more focused enforcement aspect.

**Amendment Summary** – Creates Section 315.4.3 to cite maintenance requirements for intermodal shipping containers permitted under the 2025 OSSC. It also addresses existing fire code conditions, such as hazardous materials limits and product listing requirements.

**Justification/Rationale** – Aligns the fire code with OSSC requirements, enabling fire inspectors to ensure safe use of intermodal shipping containers without introducing new regulations.

**Fiscal or Operational Impact** – No fiscal or operational impact anticipated.

**Stakeholder Input** – No new regulations; dialogue between OSFM and Building Codes Division ensured alignment with 2025 OSSC requirements.

**OFCAB Recommendation** – Unanimously approved.

## **18. Bridge Maintenance: Section 503.2.6**

**Code Change Type** – Modification

**Purpose** – Updates bridge maintenance standards in the Oregon Fire Code to align with Oregon Department of Transportation (ODOT) standards and practices.

**Background** – The International Fire Code (IFC) references AASHTO HB17 for bridge maintenance, but ODOT uses updated standards critical for fire department access with heavy apparatus.

**Amendment Summary** – Replaces AASHTO HB17 with ODOT's "AASHTO LRFD Bridge Design Specifications" for new bridges and "ODOT Bridge Maintenance Design Manual" for existing bridges.

**Justification/Rationale** – Aligns the fire code with current ODOT standards to ensure reliable access for emergency apparatus.

**Fiscal or Operational Impact** – No anticipated impact on either the jurisdiction or the public.

**Stakeholder Input** – Dialogue between ODOT and OSFM ensured accurate standard references.

**OFCAB Recommendation** – Unanimously approved.

## **19. Solar Farm (Ground-mounted PV panel systems) maintenance: Section 1205.5**

### **Code Change Type** – Addition

**Purpose** – Provides fire code officials with authority to enforce existing National Electrical Code (NEC) maintenance requirements for large private solar farms.

**Background** – Proposed by an Oregon fire department after 2024 wildland fires were caused by deteriorated solar farm equipment in larger privately-owned facilities, and overgrown vegetation. This amendment clarifies NEC requirements not directly referenced in the 2024 International Fire Code. While not opposed to the recommendation as submitted, the OSFM Technical Services Unit (TSU) wrote a revised concise version retaining the original's key components. Both versions were presented to the OFCAB.

**Amendment Summary** – Updates Section 1205.5 to include maintenance requirements, allowing fire code officials to mandate increased clear areas around panels based on site conditions such as wind and slope. Adds a subsection for large private solar farms, requiring qualified maintenance staff, construction documentation, owner's manuals, and a fire risk mitigation plan addressing arc faults, access, and water supplies.

**Justification/Rationale** – With increasing solar farm prevalence, this amendment mitigates fire hazards from aging equipment and vegetation growth, enhancing fire department oversight.

**Fiscal or Operational Impact** – No impact, as requirements align with existing NEC standards.

**Stakeholder Input** – Industry was contacted concerning this code recommendation and industry did not have any comments.

**OFCAB Recommendation** – Unanimously approved the OSFM TSU revised version.

## **20. Aerial Fire Apparatus Access Road Building Proximity: Appendix D105.3**

### **Code Change Type** – Modification

**Purpose** – Allows fire code officials to designate access road locations based on the need to reach a building's corner for aerial ladder operations.

**Background** – The Oregon Fire Code Committee identified that International Fire Code language does not explicitly address access to building corners, critical for aerial ladder placement.

**Amendment Summary** – Adds “or corner” to Appendix D105.3, specifying that access roads may be designated to reach a building’s corner.

**Justification/Rationale** – Fire departments often position aerial ladders at building corners, for example the A/B corner for roof access, and this change enhances firefighter safety by clarifying this need.

**Fiscal or Operational Impact** – No impact on either the jurisdiction or owners.

**Stakeholder Input** – None.

**OFCAB Recommendation** – Unanimously approved.

## **21. Section 1006.3.4.2 – Single-exit Stairway for Group R-2 dwelling units**

**Code Change Type** – New section

**Purpose** – Supports 2025 Oregon Structural Specialty Code (OSSC) Appendix Q which provides provisions allowing a single exit stairway to serve certain apartment buildings not greater than four stories above grade plane.

**Background** – HB 3395 (2023) required the Building Codes Division (BCD) to adopt amendments to the OSSC to allow construction of these types of buildings to help meet Oregon’s affordable housing needs. BCD held meetings during its code adoption process in the summer of 2024, creating its Appendix Q.

**Amendment Summary** – Our OFC amendment duplicates a part of the OSSC requirements in their Appendix Q. It states that the “local fire service” may approve the adoption of Appendix Q by the local building official, with its provisions to allow single stair exits.

**Justification/Rationale** – All BCD structural amendments to Chapter 10, “Means of Egress” of the OSSC, are duplicated in the Oregon Fire Code.

**Fiscal or Operational Impact** – This change effects the fire service in several ways. First, it places the initial decision to allow single stair apartments within

the jurisdiction of a local building official on the fire department or fire departments. Ultimately, it may also require those fire departments to alter their IGA with that building official as required by ORS 455.150. Last, and most importantly, it is still unclear if the fire department has the authority to disapprove of a proposed new apartment building based on site conditions on a case-by-case basis. The lack of being able to make that determination could severely impact the fire department's ability to conduct effective fireground operations with tall ladders at multi-family housing with only one way out and.

**Stakeholder Input** – All stakeholder meetings on the structural change for the building code were conducted by BCD. As a structural change, no stakeholder input was required from OSFM.

**BCD Structures Board Recommendation** – Unanimously recommended approval of OSSC Appendix Q.

## **22. Oregon Appendix Amendments Relocated**

**Purpose** – Reformats Oregon-specific appendices to align with potential 2027 International Fire Code (IFC) expansions.

**Background** – Oregon's appendices follow the IFC's lettering format (e.g., Appendix D-Fire Apparatus Access Roads). With the 2024 IFC using Appendix O, only one reserved letter remains before Oregon's Appendix Q, necessitating relocation to avoid conflicts.

**Amendment Summary** – Relocates four Oregon appendices: Appendix Q (Haunted Houses) to Section 3109 (Special Amusement Areas); Appendix R (Adult Foster Homes) to Chapter 49; Appendix S (Tank Vehicle to Tank Vehicle Fuel Transfer at Airports) to Section 2008 (Chapter 28, Aviation Facilities); and Appendix T (Fire Watch) to Chapter 19. No substantive changes to requirements.

**Justification/Rationale** – Relocating Oregon only appendices that are a mandatory part of the fire code (no option for locals to adopt) to the main code body, ensures clarity and preempts conflicts with future ICC expansions.

**Fiscal or Operational Impact** – No impact on either the jurisdiction or owners.

**Stakeholder Input** – None, as this is a format change.

**OFCAB Recommendation** – Unanimously approved.

## Conclusion

This executive summary is designed to assist the State Fire Marshal and other code users in identifying the specific code changes that have occurred and, more importantly, in understanding the reasons behind the changes. It may also serve as a valuable resource for fire service jurisdictions to help them explain the significance and impact of the changes as they go through their local code adoption process.

The code changes selected in this executive summary were identified for several reasons, including their frequency of application, special significance or change in application within our state.

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Reviewed Signature

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Date

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Approval Signature

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Date



## CITY COUNCIL MINUTES

March 02, 2026, at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

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### CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, March 2, 2026. The Mayor called the meeting to order at 7:00 p.m., followed by the roll call and the Pledge of Allegiance.

### PRESENT:

Mayor O'Neil  
 Councilor President Berry  
 Councilor Cunningham  
 Councilor Shevlin  
 Councilor Scull

### STAFF PRESENT:

Amanda Guile-Hinman, City Attorney  
 Andrea Villagrana, Human Resource Manager  
 Bill Evans, Communications & Marketing Manager  
 Chris Myers, Senior Planner  
 Bryan Cosgrove, City Manager  
 Jeanna Troha, Assistant City Manager  
 Kimberly Veliz, City Recorder  
 Matt Lorenzen, Economic Development Manager  
 Zoe Mombert, Assistant to the City Manager

3. Motion to approve the following order of the agenda.

**Motion:** Moved to approve the following order of the agenda.

Motion made by Councilor Berry, Seconded by Councilor Scull.

**Voting Yea:**

Mayor O'Neil, Council President Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

**Vote:** Motion carried 5-0.

**MAYOR'S BUSINESS**

4. Upcoming Meetings (*Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>*)

The Mayor provided a report on the following events, regional meetings, and other City business. The Mayor also submitted his written report with additional information for the record.

Boone Bridge Earmark Submitted

- The Boone Bridge Replacement Project and associated congestion, safety, and seismic improvements remain a top priority for the City at both the state and federal level.
- On February 25, 2026, the Oregon Department of Transportation (ODOT), in coordination and partnership with the City of Wilsonville, submitted a request for federal funding to Senator Ron Wyden and Senator Jeff Merkley's offices. The City was optimistic that the Senators would champion the request based on recent conversations with them, including during an October 2025 lobbying visit. ODOT would additionally make an identical request to Congresswoman Salinas when the House of Representatives began their process in a few weeks.
- The request was for \$4 million and would be used in combination with \$1 million from the state to complete geotechnical investigation, site condition analysis, an Endangered Species Act and biological survey, a wetlands and waters analysis, archaeological and historical resources studies, and a noise and visual impacts evaluation.
- These applications for federal funds rely on letters of support to be successful. The Mayor thanked the following individuals, businesses, and government partners:
  - State Senator Courtney Neron Misslin,
  - State Representative Sue Rieke Smith,
  - Metro Councilor Garrett Rosenthal & Metro Deputy Chief Operating Officer Andrew Scott,
  - The Clackamas County Board of Commissioners,
  - Clackamas County Business Alliance,
  - Westside Economic Alliance,
  - Sysco,
  - Republic Services,
  - OrePac Building Products,
  - Charbonneau Country Club,
  - Oregon Department of Transportation Staff.

Ramadan Potluck

- On February 21, 2026, the Mayor attended the Wilsonville Muslim Community Center's annual Ramadan Potluck Gathering. The Mayor reminded that the City was partnering with the Wilsonville Muslim Community Center to collect hygiene items to donate to Heart of the City (HOC) and Wilsonville Community Sharing (WCS) during the month of March 2026. This aligns with acts of service encouraged during Ramadan.

### City Council Meeting

- The next City Council meeting was scheduled for Monday, March 16, 2026.

### **COMMUNICATIONS**

There was none.

### **CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS**

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

The following individuals provided public comments:

Brad Williams      Tim Knapp      Miranda Dunn      Susan Reep

### **COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS**

#### 5. Council President Berry

The Council President reported on the following:

- Senator Neron Misslin Town Hall on February 28, 2026
- Congresswoman Salinas Town Hall on February 28, 2026
- BINGO at the Community Center on March 3, 2026
- Tourism Promotion Committee meeting on March 4, 2026.
- "heARTs of Wilsonville" silent auction ended March 6, 2026.
- March 2026 Boones Ferry Messenger (BFM)

#### 6. Councilor Cunningham

Councilor Cunningham had no items to report.

#### 7. Councilor Shevlin

The Councilor Shevlin provided a detailed report on the following:

- BINGO at the Community Center on March 3, 2026
- Clackamas County Coordinating Committee (C4) meeting on March 5, 2026
- Legislative Short Session ending March 8, 2026

## 8. Councilor Scull

The Councilor Scull provided a verbal and written report on the following items. The written report has been added to the record.

- Meetings with various community members
- Meetings with Charbonneau Community Safety Coordinator
- Congresswoman Salinas Town Hall on February 28, 2026
- Women’s History Month was March 2026
- Hindu celebration of Holi on March 4, 2026
- Tiny Art Show at the Library between March 6 – 27, 2026
- Space Talks Series at the Library on Saturday, March 7, 2026
- Wilsonville High School Science Fair Judge on March 11, 2026
- Frog Pond Primary School grand opening on March 11, 2026
- “The Cello Who Loved Me” Author Talk at the Library on March 14, 2026
- PGE Integrated Operations Center (IOC) Tour on March 18, 2026

## CONSENT AGENDA

The City Attorney read the titles of the Consent Agenda items into the record.

### 9. **Resolution No. 3242**

A Resolution Of The City Of Wilsonville To Authorizing The City Manager To Execute A Construction Contract With S-2 Contractors, Inc. For The 2026 Crack Sealing Project (Capital Improvement Project No. 4014).

### 10. **Resolution No. 3243**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Interlaken, Inc. For The Boeckman Creek Flow Mitigation Project (Capital Improvement Project 7068).

### 11. **Resolution No. 3258**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Financing Contract With Oregon Business Development Department For The Design Of The Coffee Creek Day Road Sewer Extension Project (Capital Improvement Project No. 2115).

### 12. Minutes of February 19, 2026, City Council Meeting.

**Motion:** Moved to adopt the Consent Agenda as read.

Motion made by Councilor Berry, Seconded by Councilor Shevlin.

**Voting Yea:**

Mayor O'Neil, Council President Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

**Vote:** Motion carried 5-0.

**NEW BUSINESS****13. Resolution No. 3244**

A Resolution Of The City Of Wilsonville Authorizing A Review Of Building Height Waiver Provisions In The Wilsonville Code Applicable To Town Center.

The City Attorney read into the record the title of Resolution No. 3244.

Amanda Guile-Hinman, City Attorney and Jeanna Troha, Assistant City Manager summarized the staff report for Resolution No. 3244. The PowerPoint displayed has been added to the record.

The City Attorney shared for Council's consideration was Resolution No. 3244, which, if adopted, authorizes a review of building height waiver provisions in the Wilsonville Code applicable to the Wilsonville Town Center.

It was recalled that staff previously presented on this topic at the Council Work Session on February 19, 2026.

Council was briefly reminded of the background information which was that the Town Center Plan was adopted by Council via Ordinance No. 835 on April 15, 2019, after a multi-year planning process.

Ordinance No. 835 included other documents accompanying the Town Center Plan, including updates to Chapter 4 of the Wilsonville Code, which Chapter was referred to as the Wilsonville Development Code.

In 2018 and the beginning of 2019, as the Planning Commission reviewed drafts of the updates to the Development Code, the members discussed adding some flexibility regarding floorplate and building height. These work session discussions led to creating a process in the Development Code to seek a waiver to floorplate size and building height for developments within two of the four subdistricts in the Town Center.

The waiver process was not allowed for buildings in the Main Street District or the Neighborhood Mixed Use District.

The waiver process required an applicant to select an item from each of two menus to improve the development to "clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver."

The concept of the waiver process was to ensure that negative impacts of obtaining the waiver are mitigated through other enhancements to the development to ensure that the vision of the Town Center Plan was still met.

For Council's and the community's reference, Attachment A to the staff report for Resolution No. 3244 provided links and time stamps to the relevant Planning Commission and City Council meetings on this issue.

When staff further reviewed the waiver language, as part of staff's overarching review of the Town Center Plan and accompanying documents for Council Goal 4, the building height waiver provision presented an opportunity to improve upon the provision to ensure that it continued to meet the vision of the Town Center Plan and community expectations.

As such, Resolution No. 3244 provided a process to review the building height waiver provisions applicable to Town Center, which may result in proposed revisions to such provisions.

This process included staff forming a limited-duration task force to review the waiver language and recommend proposed revisions.

Input and recommendation from the Planning Commission, in accordance with Oregon law and the Wilsonville Code and Council consideration to adopt any recommended revisions.

It was announced that staff had outlined a process to complete this work by Fall 2026.

There were no questions or comments from City Council therefore the Mayor requested a motion on Resolution No. 3244.

**Motion:** Moved to adopt Resolution No. 3244.

Motion made by Councilor Berry, Seconded by Councilor Scull.

**Voting Yea:**

Mayor O'Neil, Council President Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

**Vote:** Motion carried 5-0.

#### 14. Town Center Communications Plan Project

Amanda Guile-Hinman, City Attorney and Jeanna Troha, Assistant City Manager along with CFM Advocate Consultant Page Strickler summarized the staff report Town Center Communications Plan Project. The PowerPoint displayed has been added to the record.

Councilors discussed incorporating generational messaging, timeline clarity, checkpoint reviews, 3D modeling possibilities, and social media presence. The plan would refine more specific details after staff evaluation of existing materials.

**Motion:** Moved to adopt the Town Center Communications Plan.

Motion made by Councilor Berry, Seconded by Councilor Shevlin.

**Voting Yea:**

Mayor O’Neil, Council President Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

**Vote:** Motion carried 5-0.

**CONTINUING BUSINESS**

There was none.

**PUBLIC HEARING**

15. **Ordinance No. 901** - 1<sup>st</sup> Reading (*Legislative Hearing*)

An Ordinance Of The City Of Wilsonville Adopting The 2026 Economic Opportunities Analysis (EOA) And The Accompanying Economic Development Strategy (EDS) As A Sub-Element Of The Wilsonville Comprehensive Plan.

The City Attorney read the title of Ordinance No. 901 into the record on first reading.

The Mayor provided the public hearing format and opened the public hearing at 7:49 p.m.

Chris Myers, Senior Planner, Matt Lorenzen, Economic Development Manager, along with EconW consultants Nicole Underwood and Beth Goodman provided the PowerPoint, which has been made a part of the record.

Council praised the comprehensive planning approach. Council questioned forecast confidence and review timelines, with staff indicating 10-year review cycles are typical.

The Mayor invited public comment, seeing none he closed the public hearing at 8:12 p.m.

**Motion:** Moved to adopt Ordinance No. 901 on first reading.

Motion made by Councilor Berry, Seconded by Councilor Scull.

**Voting Yea:**

Mayor O’Neil, Council President Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

**Vote:** Motion carried 5-0.

**CITY MANAGER’S BUSINESS**

There was none.

**LEGAL BUSINESS**

There was none.

**ADJOURN**

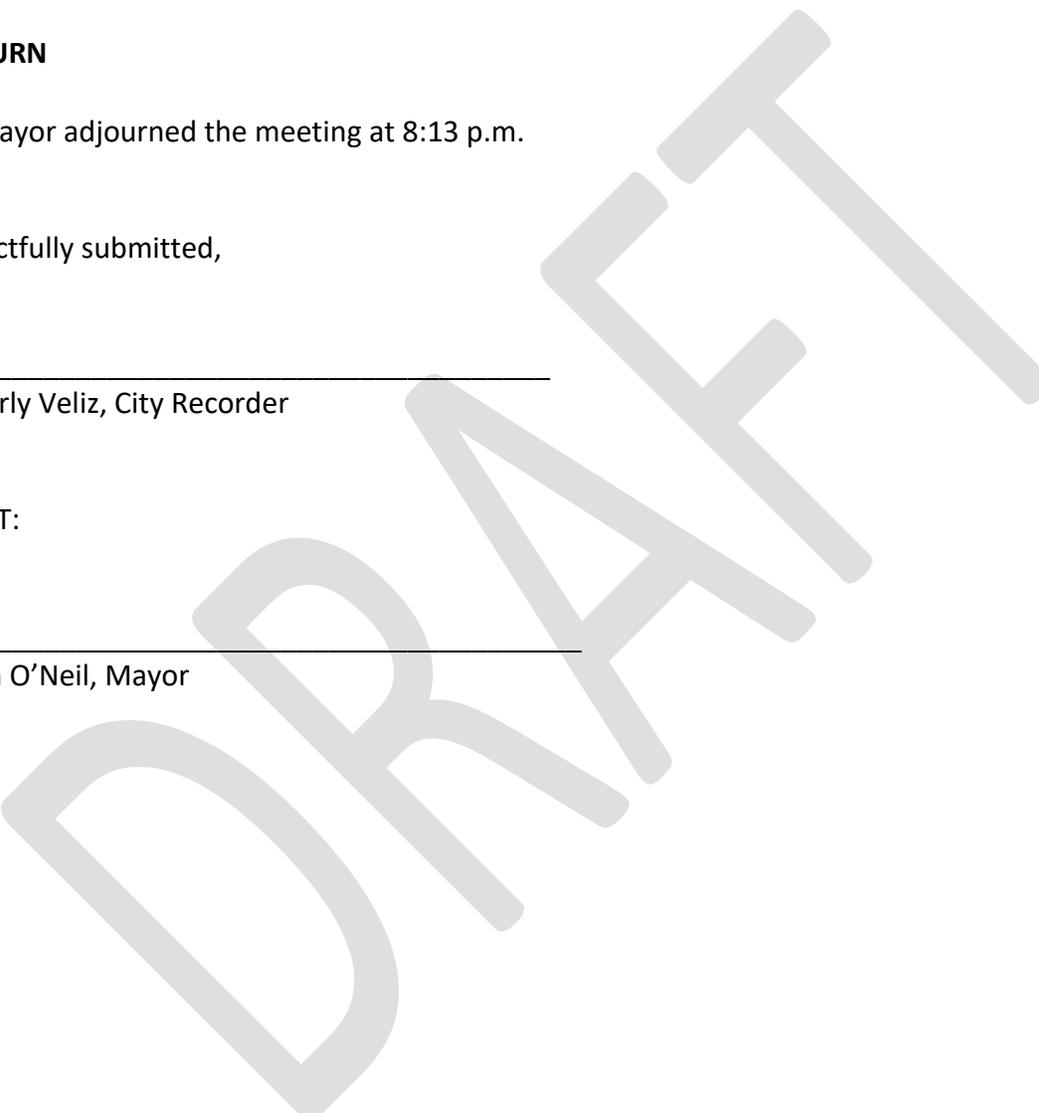
The Mayor adjourned the meeting at 8:13 p.m.

Respectfully submitted,

\_\_\_\_\_  
Kimberly Veliz, City Recorder

ATTEST:

\_\_\_\_\_  
Shawn O’Neil, Mayor





**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> March 16, 2026		<b>Subject: Ordinance No. 901 – 2<sup>nd</sup> Reading</b> An Ordinance Of The City Of Wilsonville Adopting The 2026 Economic Opportunities Analysis (EOA) And The Accompanying Economic Development Strategy (EDS) As A Sub-Element Of The Wilsonville Comprehensive Plan. <b>Staff Member:</b> Chris Myers, Senior Planner; and Matt Lorenzen, Economic Development Manager <b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: March 2, 2026 <input checked="" type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: March 2, 2026 <input checked="" type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: March 16, 2026 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable  <b>Comments:</b> Following a public hearing on February 11, 2026, Planning Commission unanimously recommended adoption of the 2026-2046 Economic Opportunities Analysis and accompanying Economic Development Strategy as presented.	
<b>Staff Recommendation:</b> Staff recommends Council adopt Ordinance No. 901 on second reading.			
<b>Recommended Language for Motion:</b> I move to adopt Ordinance No. 901 on second reading.			
<b>Project / Issue Relates To:</b>			
<input checked="" type="checkbox"/> Council Goals/Priorities: Attract high-quality industry and support economic opportunity for all in Wilsonville (2023-2025 Council Goal)		<input checked="" type="checkbox"/> Adopted Master Plan(s): Wilsonville Economic Development Strategy; Wilsonville Comprehensive Plan; Basalt Creek Concept Plan; Coffee Creek Master Plan; Town Center Plan	
		<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

Staff seeks City Council approval of the 2026 Economic Opportunities Analysis (EOA) and accompanying Economic Development Strategy (EDS) for adoption as a sub-element to the Wilsonville Comprehensive Plan.

**EXECUTIVE SUMMARY:**

The Wilsonville Industrial Land Readiness (WILR) project includes two coordinated efforts: (1) a Basalt Creek focused analysis and (2) a Citywide update to the City's Economic Opportunities Analysis (EOA) and accompanying Economic Development Strategy (EDS). The updated EOA replaces the prior 2012 analysis and satisfies Statewide Planning Goal 9 requirements related to employment land supply and economic development planning.

The EOA provides the technical foundation for understanding Wilsonville's employment base, land supply, and projected growth over a 20-year planning horizon. The EDS builds upon these findings by identifying desired economic outcomes and a set of actionable strategies to guide City investment, policy, and partnerships over the next decade and is provided as Appendix C to the EOA.

Together, the EOA and EDS position the City to remain competitive for high-quality employment while balancing land use, infrastructure, and community livability objectives.

**EXPECTED RESULTS:**

The expected result is adoption of Ordinance No. 901 following the public hearing on March 2, 2026 and the second reading on March 16, 2026, thereby formally adopting the Citywide 2026 Economic Opportunities Analysis (EOA) and Economic Development Strategy (EDS) as a sub element in the Comprehensive Plan, confirming the City's continued compliance with Statewide Planning Goal 9 (Economic Development), and establishing an updated long-range framework to guide employment land planning, economic growth, and implementation of targeted economic development strategies.

**TIMELINE:**

Adoption of Ordinance No. 901 will be in effect 30 days after ordinance adoption on second the second reading which is scheduled for March 16, 2026.

**CURRENT YEAR BUDGET IMPACTS:**

Preparation of the EOA and EDS was funded through the fiscal year 2025-26 Planning Division budget and a \$290,000 Metro grant, which is also funding phase one of the WILR project. Implementation actions identified in the EDS may have future fiscal implications, which will be evaluated through future Council actions.

**COMMUNITY INVOLVEMENT PROCESS:**

Public and stakeholder engagement included advisory committee meetings, stakeholder interviews, and coordination with City boards and commissions. Input informed both the technical analysis and strategic direction of the EDS.

A public hearing was held at the March 2, 2026 City Council meeting and there were no public comments received.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Through the identification and implementation of targeted economic development strategies, the City will address key barriers to economic growth and advance its adopted economic vision. These actions are intended to support the creation of new employment opportunities, strengthen the City's income and property tax base, and expand access to family-wage jobs, thereby promoting economic mobility. Implementation of these strategies will further enhance community livability and help ensure the City remains a stable, sustainable, and full-service community for all residents.

**ALTERNATIVES:**

As priority strategic projects and implementation actions are identified, and as the City's economic development strategies continue to evolve, the City Council may consider a range of policy and implementation options to help achieve the City's economic goals.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Ordinance No. 901
  - A. 2026-2046 Economic Opportunities Analysis
  - B. EOA Findings Report
  - C. Planning Commission Resolution No. LP26-001 and Record

**ORDINANCE NO. 901****AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE 2026 ECONOMIC OPPORTUNITIES ANALYSIS (EOA) AND THE ACCOMPANYING ECONOMIC DEVELOPMENT STRATEGY (EDS) AS A SUB-ELEMENT OF THE WILSONVILLE COMPREHENSIVE PLAN.**

WHEREAS, The City of Wilsonville is required under Oregon Statewide Planning Goal 9 (Economic Development) and applicable Oregon Administrative Rules to maintain an adequate supply of land to accommodate projected employment needs; and

WHEREAS, The City of Wilsonville last adopted an Economic Opportunities Analysis in 2007 through Ordinance No. 638; and

WHEREAS, The City prepared a 2026 Economic Opportunities Analysis (EOA) to update its employment land inventory, assess future employment demand, and evaluate the adequacy of employment land within the Wilsonville Urban Growth Boundary to meet long-term economic needs, replacing the 2012 EOA; and

WHEREAS, The EOA includes a Buildable Lands Inventory and concludes that the City's supply of vacant industrial land and vacant and redevelopable commercial land is adequate to meet both short-term (1-5 year) and long-term (20-year) employment land needs; and

WHEREAS, The Economic Development Strategy (EDS) was prepared as a companion document to the EOA to provide policy guidance and implementation strategies supporting economic development and industrial land readiness and is provided as Appendix C to the EOA; and

WHEREAS, The EOA and EDS were prepared as part of the Wilsonville Industrial Land Readiness (WILR) project to support coordinated land use, infrastructure, and economic development planning; and

WHEREAS, The City conducted stakeholder engagement, including Technical Advisory Committee meetings and interviews with businesses and economic development partners, to inform employment land needs, redevelopment opportunities, and implementation strategies; and

WHEREAS, the Planning Commission and City Council conducted public review of the EOA and EDS through work sessions evaluating employment land needs, economic trends, and policy direction over the 2026-2046 planning horizon; and

WHEREAS, Proper notice of a public hearing was provided in accordance with Wilsonville Code Sections 4.012 and 4.198, including publication, mailed notice, and posting; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 11, 2026, reviewed the Staff Report, received testimony, and thereafter deliberated and voted to approve Resolution No. LP26-0001 recommending adoption to the City Council; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit C, attached hereto and incorporated by reference herein; and

WHEREAS, following the Planning Commission public hearing, the Planning Director forwarded the recommended amendments onto the City Council, along with a Staff Report and attachments, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.012 and 4.198 of the Wilsonville Code; and,

WHEREAS, the City Council, after public hearing notices advertised in printed media, emailed, and posted in several locations throughout the City and on the City website, held a public hearing on March 2, 2026, to gather additional evidence and testimony regarding the proposed actions; and

WHEREAS, the City Council has reviewed the record and duly considered the Planning Commission recommendation, Staff Report, exhibits, and testimony introduced and offered by all interested parties; and

WHEREAS, the City Council afforded all interested parties an opportunity to be heard on the subject and has entered all available evidence and testimony into the public record of its proceeding; and

WHEREAS, the City Council finds the EOA is consistent with Statewide Planning Goals, Oregon Administrative Rules, and the Wilsonville Comprehensive Plan; and

WHEREAS, adoption of the EOA will support the City's long-term economic vitality and provide a framework for future land use and infrastructure planning.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

- Section 1. Findings. The above-recited findings are adopted and incorporated herein, including the findings attached hereto as Exhibit B, and the findings and conclusions of Resolution No. LP26-0001, its staff report, and public record attached hereto as Exhibit C and incorporated herein. The City Council further finds and concludes that the adoption of the EOA is necessary for the good of the public of the municipality as described in Exhibit C.
- Section 2. The City Council hereby adopts the 2026-2046 Citywide Economic Opportunities Analysis (EOA), attached hereto as Exhibit A, as a sub-element of the Wilsonville Comprehensive Plan.
- Section 3. The City Recorder is hereby directed to prepare final formatting to make sure such style and conforming changes match the format and style of the Wilsonville Comprehensive Plan.
- Section 4. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof on the 2<sup>nd</sup> day of March, 2026, and scheduled for second reading on the 16<sup>th</sup> day of March, 2026, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

\_\_\_\_\_  
Kimberly Veliz, MMC, City Recorder

ENACTED by the City Council on the 16<sup>th</sup> day of March, 2026, by the following votes:

Yes: \_\_\_\_\_ No: \_\_\_\_\_

\_\_\_\_\_  
Kimberly Veliz, MMC, City Recorder

DATED and signed by the Mayor this 16<sup>th</sup> day of March, 2026.

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Shawn O'Neil, Mayor

SUMMARY OF VOTES

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

- A. 2026 Economic Opportunities Analysis
- B. EOA Findings Report
- C. Planning Commission Resolution No. LP26-0001 and Record

## **Ordinance No. 901**

### **Exhibit A**

## **2026-2046 Economic Opportunities Analysis**

### **Link:**

[https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city\\_council/meeting/130200/c\\_ordinance\\_901\\_exhibit\\_a.pdf](https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/130200/c_ordinance_901_exhibit_a.pdf)

**DATE:** January 30, 2026  
**TO:** City of Wilsonville  
**FROM:** Nicole Underwood and Beth Goodman, ECONorthwest  
**SUBJECT:** Findings for the adoption of the Wilsonville Economic Opportunity Analysis

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## Introduction

This Findings Report documents how the City of Wilsonville’s proposed amendment related to the Wilsonville Economic Opportunity Analysis (EOA) comply with applicable City, Metro, and State policies and regulations. The EOA report and the full project record provide the supporting analysis and evidence for these findings. The proposed amendment would adopt the Wilsonville EOA as a sub-element of the Comprehensive Plan, giving it the same legal and policy standing as the Plan’s other elements.

## Statewide Planning Goals

### Goal 9, Economic Development

Goal 9 requires that local governments have enough land available to realize economic growth and development opportunities. Commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare and prosperity of Oregon’s citizens. To be ready for these opportunities, Goal 9 requires that local governments conduct Economic Opportunity Analyses based on a 20-year forecast of population and job growth.

**Response:** The proposed amendment adopts an updated EOA as a supporting document to the Wilsonville Comprehensive Plan, providing an updated factual basis for decisions related to employment growth and employment land. The City’s previous EOA was completed in 2012. The updated EOA assesses employment growth and land needs for the 2026–2046 planning period and includes an updated buildable lands inventory, a land sufficiency analysis, and a discussion of Wilsonville’s competitive advantages, challenges, and target industries.

Based on the EOA’s assessment of the City’s buildable employment lands and forecasted employment growth, the EOA includes the following findings and conclusions:

- ◆ Wilsonville’s employment base is projected to grow from 33,165 jobs (2026) to 39,297 jobs (2046), an increase of about 6,132 jobs. This growth is expected to generate demand for 321 gross acres of industrial land and 110 gross acres of commercial land over the planning period.

- ◆ Wilsonville has 2,396 acres of land designated for commercial or industrial use, including 366 acres that are vacant, unconstrained, and buildable. Of that buildable land, 353 acres (96%) are designated for industrial development, and 13 acres (4%) are designated for commercial uses.
- ◆ The EOA finds Wilsonville has a modest industrial surplus (about 32 acres) beyond the forecast of industrial land demand.
- ◆ The EOA finds the City has limited vacant commercial land compared to projected need. Wilsonville has 13 acres of vacant unconstrained buildable commercial land and 50 acres of potentially redevelopable land, primarily in Town Center. The result is a deficit of 47 acres of buildable commercial land. The City anticipates meeting commercial needs primarily through redevelopment and reuse, particularly in Town Center and along established corridors such as Wilsonville Road, including reuse/redevelopment opportunities at large vacant sites.
- ◆ The EOA provides information about Wilsonville’s competitive advantages, including its supply of industrial land, access to I-5, and a diverse workforce, and identifies target industries expected to drive growth, including manufacturing, wholesale trade/logistics, professional services, and local services/retail; these considerations inform the assumptions used to estimate employment land needs.

**This goal is met.**

## Oregon Administrative Rules

### OAR 660-009-0015, ECONOMIC OPPORTUNITIES ANALYSIS

Cities and counties must review and, as necessary, amend their comprehensive plans to provide an economic opportunities analysis (EOA) that compares demand for industrial and other employment land to the existing supply. The EOA must include (1) review of national, state, regional, county, and local trends, (2) identification of site types needed, (3) an inventory of industrial and other employment lands and (4) an assessment of the planning area’s economic development potential.

**Response:** The proposed comprehensive plan amendment adopts the updated EOA as a supporting document to the Comprehensive Plan. The EOA provides an updated employment forecast and land demand analysis and inventories the City’s employment land supply and development potential consistent with OAR 660-009-0015.

**OAR 660-009-0015(1): Review of National, State, Regional, County, and Local Trends.** The EOA must identify major categories of industrial or other employment uses that could reasonably be expected to locate or expand in the planning area based on information about national, state, regional, county, or local trends.

**Response:** The EOA includes a trends review in Chapter 2 and Appendix A and uses



those trends to inform expected employment growth and major categories of employment uses (target industries) likely to locate or expand in Wilsonville in Chapter 3. **This standard is met.**

**OAR 660-009-0015(2): Identification of Required Site Types.** The EOA must identify the number of sites by type reasonably expected to be needed to accommodate expected employment growth based on site characteristics typical of expected uses. The EOA must demonstrate how expected employment growth is expected to be accommodated on the identified sites. **Response:** The EOA addresses site types in Chapter 3, in the section titled “Site Needs for Potential Growth Industries.” The EOA organizes expected employment growth into site categories based on (1) plan designation (industrial versus commercial) and (2) site size. The site size categories reflect typical site needs for the target/potential growth industries identified in the EOA and are then compared to Wilsonville’s buildable land inventory using the lot size distribution shown in Exhibit 38 of the EOA. In Chapter 5, the EOA summarizes the buildable employment land supply and explains how projected growth can be accommodated through a combination of smaller sites, redevelopment and reuse opportunities, and (for industrial uses) assembly of larger sites over time. **This standard is met.**

**OAR 660-009-0015(3): Inventory of Industrial and Other Employment Lands.** The EOA must include an inventory of vacant and developed employment lands that describes site characteristics and development constraints within each plan or zone designation. For jurisdictions within a Metropolitan Planning Organization (MPO), the EOA must also identify the “short-term supply” of employment land—suitable sites that are ready for construction within one year of a building permit application or a request for extension of urban services. **Response:** Chapter 4 of the EOA includes a buildable employment lands inventory that describes employment sites by plan designation and accounts for key development constraints. The inventory identifies approximately 366 acres of vacant, unconstrained buildable employment land, including 353 acres designated industrial and 13 acres designated commercial. The EOA also identifies Wilsonville’s short-term supply consistent with MPO requirements: 200 industrial acres across 59 sites and 13 commercial acres across 7 sites. Compared to the City’s unconstrained vacant and partially vacant employment land, the EOA indicates that 100% of commercial land is in the short-term supply and 57% of industrial land is in the short-term supply. **This standard is met.**

**OAR 660-009-0015(4): Assessment of Community Economic Development Potential.** The EOA must estimate the types and amounts of industrial and other employment uses likely to occur in the planning area based on elements (1)–(3) and consider economic advantages and disadvantages. **Response:** The EOA identifies Wilsonville’s economic advantages and disadvantages and reviews relevant trends in Chapter 2, and uses that information to inform the selected employment forecast



and target industries in Chapter 3. The EOA then estimates employment growth and the associated demand for industrial and commercial land over the planning period, and compares that demand to the employment land inventory in Chapter 4 to evaluate land sufficiency in Chapter 5. **This standard is met.**

**Based on the findings above, OAR 660-009-0015 is met.**

## **OAR 660-009-0020, INDUSTRIAL AND OTHER EMPLOYMENT DEVELOPMENT POLICIES**

Comprehensive plans must include industrial and other employment development policies based on the EOA. The policies must state the jurisdiction's economic development objectives and the types of industrial and other employment uses it plans to accommodate. The plan must also commit the City to provide an adequate supply of suitable employment sites and the public facilities and transportation needed to support planned employment growth. For MPO jurisdictions, the plan must include a commitment to maintain a competitive short-term supply of employment land and identify strategies to prepare the overall supply for development and replenish the short-term supply as it is used.

**Response:** The proposed amendment adopts the updated EOA as a supporting document to the Comprehensive Plan. The Comprehensive Plan already includes economic development objectives and policies addressing industrial and commercial development, protection of employment lands, and coordination of public facilities and transportation to support employment growth. The EOA provides the updated factual foundation for Goal 9 and OAR 660-009 planning and is intended to inform future Comprehensive Plan policies and implementation updates. As Wilsonville's employment land supply has historically exceeded projected demand, prior policy emphasis has focused on protecting and managing an ample inventory. As supply and demand are becoming more closely aligned, the City may choose to revisit its Comprehensive Plan policies in a future update cycle to ensure they continue to support a competitive short-term supply of employment land, consistent with OAR 660-009-0020. Adoption of the EOA does not require Comprehensive Plan policy amendments at this time. **This rule is met.**

## **OAR 660-009-0025, DESIGNATION OF LANDS AND IMPLEMENTING MEASURES**

Cities and counties must adopt measures adequate to implement policies adopted pursuant to OAR 660-009-0020. Implementing measures may include plan and zoning map designations, land use regulations, public facility plans, and transportation system plans.

**Response:** The proposed amendment adopts the updated EOA as a supporting document to the Comprehensive Plan and does not amend the Comprehensive Plan map, zoning map, or development code. The City's existing Comprehensive Plan designations and implementing



measures, including its land use regulations and adopted public facility and transportation plans, provide the framework for implementing Wilsonville’s employment land policies. The updated EOA strengthens the factual basis for evaluating whether future refinements to these implementing measures are needed. **This rule is met.**

## Metro Urban Growth Management Functional Plan

### Title 4: Industrial and Other Employment Areas

Title 4 supports a strong regional economy by protecting a supply of industrial and other employment sites, limiting the type and scale of non-industrial uses in designated industrial and employment areas, supporting industry clustering, and protecting freight mobility. It also directs most non-industrial uses to urban centers, corridors, and areas near transit rather than on industrial lands.

**Response:** The City’s EOA provides the updated technical basis for employment land planning by evaluating Wilsonville’s employment land supply and the land needed to accommodate projected growth. The EOA concludes Wilsonville has sufficient vacant industrial land to accommodate projected growth. It also finds that commercial needs are expected to be met primarily through redevelopment and reuse in Town Center and along corridors, consistent with Title 4’s direction to focus non-industrial uses in centers and corridors rather than on industrial lands. Metro’s 2024 Compliance Report finds Wilsonville “In compliance” with Title 4. Adoption of the EOA as a supporting document does not amend the Comprehensive Plan map, Development Code, or Metro Title 4 map designations. Rather it provides an updated factual foundation to support continued planning for, and protection of, industrial and other employment land. **This title is met.**

## Wilsonville Comprehensive Plan

### LAND USE AND DEVELOPMENT

#### Economic Development

The Economic Development section of the Comprehensive Plan describes Wilsonville’s long-standing economic development context and objectives, including maintaining a high-quality and diversified industrial base, protecting industrial lands from incompatible uses, focusing commercial development in centers rather than strip development, and planning for employment growth in relation to housing and transportation access, consistent with Statewide Planning Goal 9.



**Response:** The proposed amendment adopts the updated EOA as a supporting document to the Comprehensive Plan and does not amend the Comprehensive Plan land use designations or implementing regulations. The updated EOA is aligned with the Comprehensive Plan’s economic development direction by providing the current factual foundation for Goal 9 planning, including employment trends, an employment forecast, estimates of industrial and commercial land demand, and an inventory of the City’s employment land supply and constraints. Consistency with the Comprehensive Plan’s specific Land Use and Development policies and implementation measures is addressed in the findings that follow for Commercial Development, Town Center Development, and Industrial Development. **This criterion is met.**

## Commercial Development

*Policy 4.1.2: The City of Wilsonville shall encourage commercial growth primarily to serve local needs as well as adjacent rural and agricultural lands.*

*Implementation Measures 4.1.2.a–d and f. Commercial growth focus, mix, and location*

**Response:** The EOA updates the City’s factual basis for planning commercial land to meet local needs and for directing commercial growth to appropriate locations. The EOA identifies a limited supply of vacant commercial land and anticipates that commercial needs will be met primarily through redevelopment and reuse—particularly in Town Center and along established corridors—rather than through conversion of industrial land. This supports the Plan’s direction to cluster commercial activity and to allow limited supportive retail in Employment and Industrial areas consistent with Metro Title 4. **These criteria are met.**

*Implementation Measures 4.1.2.h, j, and k. Mixed-use opportunities, neighborhood commercial, and limits on large retail in industrial areas*

**Response:** The EOA’s conclusion that commercial needs should be accommodated primarily through redevelopment and reuse supports continued implementation of these measures by reinforcing that non-industrial commercial activity should be concentrated in designated centers/corridors and should not displace industrial development potential. **These criteria are met.**

## Town Center Development

Town Center policies direct mixed-use redevelopment and reinvestment in the Town Center area, supported by multimodal access and public facilities, to accommodate a share of the City’s future commercial, employment, and residential activity in a compact, walkable center.

**Response:** The EOA identifies a limited supply of vacant commercial land and anticipates that commercial needs will be met primarily through redevelopment and reuse, particularly in Town Center. Adoption of the EOA as a supporting document to the Comprehensive Plan



does not amend Town Center policies or the Town Center plan, but it strengthens the factual basis for implementing those policies. **This criterion is met.**

## Industrial Development

*Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.*

*Implementation Measures 4.1.3.a–g. Quality industrial development, diversification, environmental performance, and siting*

**Response:** The updated EOA provides the City’s current factual basis for planning and supporting industrial development and maintaining a diversified employment base. The EOA concludes Wilsonville has a sufficient vacant industrial land supply to accommodate forecast demand, while identifying constraints that affect near-term competitiveness, including site readiness, infrastructure gaps, and the need to assemble larger sites. These findings inform future City decisions about where industrial growth is most feasible and what investments may be needed to support high-quality industrial development over time. **These criteria are met.**

*Implementation Measures 4.1.3.h–j. Supportive retail limits and protecting industrial development potential*

**Response:** These measures are implemented primarily through the Comprehensive Plan and Development Code, including limits on large retail in industrial areas and standards ensuring non-industrial uses do not limit industrial development potential. Adoption of the EOA does not amend these policies or standards; it strengthens the factual basis for applying them by documenting industrial land sufficiency and commercial land limitations, reinforcing the City’s approach of meeting commercial needs primarily through redevelopment and reuse in Town Center and corridors rather than conversion of industrial lands. **These criteria are met.**

*Implementation Measures 4.1.3.k–m. Target industries and job-dense employment districts*

**Response:** The updated EOA supports these measures by identifying the types of industries that are likely to locate or expand in Wilsonville and by evaluating the site types and locations needed to accommodate employment growth. This information provides an updated factual foundation to support strategies to attract and retain high-growth sectors and to encourage employment areas that offer a range of job opportunities and higher job densities over time. Adoption of the EOA does not itself amend zoning or create new incentive programs, but it informs future implementation decisions. **These criteria are met.**



## Areas of Special Concern (Areas E, G, M, N, and 12)

The Comprehensive Plan identifies “Areas of Special Concern” with location-specific objectives to address transitions between industrial and other uses, site coordination challenges (e.g., small lots and fragmented ownership), mobility and freight access, and infrastructure coordination, to ensure development occurs in an orderly, compatible, and high-quality manner.

**Response:** The proposed amendment adopts the updated EOA as a supporting document to the Comprehensive Plan and does not change Comprehensive Plan map designations or the Areas of Special Concern framework. The EOA provides the factual basis for implementing the Comprehensive Plan objectives by providing updated information on employment land supply and site constraints. Areas of Special Concern most likely to be informed by the updated EOA include:

- ◆ **Area E:** Planned for industrial use and characterized by small lots and proximity to the Walnut Park mobile home park; objectives emphasize lot consolidation, buffering, and minimizing truck/residential conflicts. The EOA supports implementation of these objectives by updating the City’s employment land inventory and identifying site size patterns and readiness constraints that can inform future decisions about coordinated development, site assembly, access management, and compatibility measures in this Area.
- ◆ **Area G (Wilsonville Concrete):** Includes an aggregate-related operation and a mix of surrounding uses; guidance emphasizes conflict management and transportation access as urbanization occurs. The EOA provides an updated employment land baseline and highlights constraints relevant to continued industrial operations and freight access in this Area.
- ◆ **Area M (Basalt Creek):** Identified as a long-term industrial area with objectives focused on promoting a high-quality business district, avoiding incompatible uses, and coordinating access and infrastructure. The EOA identifies Basalt Creek as a major location of vacant industrial land and describes infrastructure, access, and ownership constraints affecting development readiness in the Area.
- ◆ **Area N (West Railroad/Basalt Creek):** An industrial area where extension of urban services and coordinated planning are central to development. The EOA’s buildable lands inventory can inform future annexation and infrastructure planning discussions for this Area.
- ◆ **Area 12 (Mentor Graphics):** The Comprehensive Plan outlines specific development objectives and standards, and emphasizes that coordinated utilities and street alignments require cooperation among property owners and City coordination. The EOA documents constraints that can only be addressed through coordinated planning and investment (e.g., infrastructure gaps and site readiness barriers) or future Plan Amendments for this Area to better align with current market conditions.



**These criteria are met.**



## **Ordinance No. 901**

### **Exhibit C**

Planning Commission Resolution No. LP26-001 and  
Record

**Link:**

[https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city\\_council/meeting/130200/e\\_ordinance\\_no\\_901\\_exhibit\\_c.pdf](https://www.wilsonvilleoregon.gov/sites/default/files/fileattachments/city_council/meeting/130200/e_ordinance_no_901_exhibit_c.pdf)



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> March 16, 2026		<b>Subject: Resolution No. 3229</b> Establishing and Imposing Just and Equitable Sewer User Fees and Repealing Resolution No. 2325 and Resolution No. 1987.	
		<b>Staff Member:</b> Zach Weigel, P.E. City Engineer and Keith Katko, Finance Director	
		<b>Department:</b> Community Development & Finance	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: March 16, 2026 <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends Council adopt Resolution No. 3229.			
<b>Recommended Language for Motion:</b> I move to adopt Resolution No. 3229 with alternative (select 1 or 2).			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): 2015 Wastewater Collection System Master Plan, 2023 Wastewater Treatment Plant Master Plan	<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

A City of Wilsonville resolution establishing and imposing just and equitable sewer user fees and repealing Resolution No. 2325 and Resolution No. 1987, Capital Improvement Project (CIP) #2066.

**EXECUTIVE SUMMARY:**

Sewer utility rates were last increased in October 2011 by Resolution No. 2325 in preparation for a major expansion of the Wastewater Treatment Plant. Since that time, the sewer utility rate has not been adjusted and is not indexed for inflation.

On January 18, 2024, City Council adopted the 2023 Wastewater Treatment Plant Master Plan (Ordinance No. 888). The adopted plan included an updated Capital Improvement Project (CIP) list consisting of sewer treatment plant improvements that will be needed over the next 20 years to meet projected growth, operation and maintenance needs, and regulatory requirements.

Also impacting utility rates is the construction inflation that occurred between 2020 and 2023, with an estimated 53.8% increase according to the Federal Highway Administration: National Highway Construction Cost Index. Such an unprecedented increase in a short period of time has had a significant impact on the City's ability to fund needed sewer capital improvement projects. As a result of the updated capital project list, construction inflation, and length of time since the last utility rate increase, review of the current utility rates is necessary to maintain financially sound sewer utility fund.

Beginning in July 2024, the City entered into a Professional Services Agreement with FCS Group to perform a sewer rate fee study, resulting in a recommended sewer utility rate and implementation schedule. Based on feedback provided by City Council during two (2) work sessions with the project team, a recommended sewer utility rate increase and implementation schedule was presented to City Council for adoption at a public hearing on December 15, 2025.

Based on testimony provided by community members at the public hearing, City Council directed staff to reassess the estimated population growth and the resulting timing of sewer capital improvement projects. City Council further directed staff to update the sewer utility rate increase and implementation schedule reflective of the updated population growth and project timing.

Since then, the project team has reviewed population projections from more current sources than utilized by the 2024 Wastewater Treatment Plant (WWTP) Master Plan, including the Housing Needs and Capacity Analysis adopted by City Council (Ordinance No. 898) on June 16, 2025. Based on this newer data, the project team reduced the population growth projections over the next 20 years from 2.9% annually to 1.8% - 2.0% annually.

Based on the population growth adjustment, the project team determined that a number of the WWTP expansion projects can be delayed several years. While this delay allows the sewer utility rate increase to be implemented over a longer period of time, the estimated cost of those projects increases due to inflation occurring over those additional years. For example, the largest sewer capital project, the Membrane Bioreactor (MBR) Phase 1, was identified as a necessary WWTP improvement by 2030 at an estimated cost of \$87.8 million and is now scheduled for 2038 at an estimated cost of \$102.3 million.

Because population growth is not the only factor that determines when WWTP projects are needed, the project team reviewed anticipated commercial and industrial growth projections over the next 20 years. The components that make up commercial and industrial sewage treatment, including sewer flow rate, Biochemical Oxygen Demand (BOD), and Total Suspended Solids (TSS), were reviewed against the updated WWTP project schedule. The project team determined that the new schedule will likely accommodate the anticipated 20 year commercial and industrial growth.

A summary of WWTP project schedule modifications resulting from the updated population growth assumptions are as follows:

<u>Project Name</u>	<u>Master Plan Schedule</u>	<u>Updated Schedule</u>
Seismic Improvements	2025 – 2026	2027 – 2031
Foundation Mitigation	2025 – 2026	2027 – 2031
MBR Phase 1	2030	2038
New Cooling Towers	2034	2042
MBR Phase 2	2037	2043
Outfall Improvements	2038	Deleted
MBR Phase 3	2042	Deleted

Taking into consideration the updated WWTP expansion project timetable, FCS Group re-analyzed the sewer utility rate and implementation schedule necessary fund the City's sewer program and identified two alternatives. Both alternatives result in a 10-year sewer utility rate implementation schedule. However, the project team recommends that Council adopt the first five years of rate increases, as provided on the following page, and reassess the utility rate in 2030 when the Wastewater Collection System Master Plan update is completed.

The sewer utility rate schedule previously recommended at the December 15, 2025 City Council public hearing is provided on the following page for comparison purposes. The sewer utility rates listed in the following tables are for the residential customer class only. The full rate structure for all customer classes is available in **Attachment 1** for the Original Sewer Rate Proposal, **Resolution Option 1 - Exhibit A** for Option 1, and **Resolution Option 2 - Exhibit A** for Option 2.

### Original Sewer Rate Proposal

Date	Base Rate Increase	New Base Rate	Volume Rate Increase	New Volume Rate
2026	\$5.05	\$24.89	\$2.25	\$11.10
2027	\$6.30	\$31.19	\$2.82	\$13.92
2028	\$7.88	\$39.07	\$3.51	\$17.43
2029	\$9.82	\$48.89	\$4.38	\$21.81

### Option 1: Flat – Existing Structure

Date	Base Rate Increase	New Base Rate	Volume Rate Increase	New Volume Rate
2026	\$3.07	\$22.91	\$1.37	\$10.22
2027	\$3.07	\$25.98	\$1.37	\$11.59
2028	\$3.07	\$29.05	\$1.37	\$12.96
2029	\$3.07	\$32.13	\$1.37	\$14.33
2030	\$3.07	\$35.19	\$1.37	\$15.70

### Option 2: Flat – Utility Assistance Program

Date	Base Rate Increase	New Base Rate	Volume Rate Increase	New Volume Rate
2026	\$3.28	\$23.12	\$1.46	\$10.31
2027	\$3.28	\$26.40	\$1.47	\$11.78
2028	\$3.28	\$29.68	\$1.46	\$13.24
2029	\$3.28	\$32.96	\$1.46	\$14.70
2030	\$3.28	\$36.24	\$1.46	\$16.15

**Option 1** – This alternative provides for a flat rate increase over a five-year implementation schedule based on the updated WWTP project list adjusted for more current population growth projections. The City's current utility billing structure is not changed under this alternative.

**Option 2** – This alternative is the same as Option 1 with the only difference being a change to the City's current utility billing structure through implementation of the utility assistance program under consideration by City Council as part of **Resolution Option 2**. Implementation of the program results in slightly higher sewer utility rate for the residential customer class.

The customer assistance program contemplated in **Resolution Option 2** will provide discounted sewer base rates to low-income residential customers. Staff has discussed this program with Wilsonville Community Sharing, which is able to administer the program on behalf of the City. The program will be periodically reviewed by City Council, which may consider expanding it to other City utilities in the future.

The adopted sewer rate increase will go into effect on April 1, 2026 and then January 1 of each year after that. At the time the sewer rate increase implementation schedule is completed, an annual inflationary adjustment will begin and continue each year thereafter, unless the sewer rate is reassessed before then as part of the Wastewater Collection System Master Plan update.

**EXPECTED RESULTS:**

The updated sewer utility rate will provide the estimated revenue necessary to fund staffing, materials, and capital improvements necessary to maintain and operate the sewer utility, replace worn out, outdated infrastructure and meet regulatory requirements, helping to maintain a financially sound sewer utility program.

**TIMELINE:**

If adopted by City Council, the selected sewer fee and implementation alternative will go into effect beginning on April 1, 2026.

**CURRENT YEAR BUDGET IMPACTS:**

The consultant work is included in the Fiscal Year (FY) 2025-26 Capital Improvement Program (CIP) Budget.

**COMMUNITY INVOLVEMENT PROCESS:**

The project team has held two work sessions with City Council to discuss the sewer utility rate and implementation schedule on April 21, 2025 and on November 3, 2025. On November 17, 2025, notice of the proposed sewer utility rate increase was mailed to the top ten sewer customers within Wilsonville, inviting questions, comments, and concerns to be shared with the project team.

A public open house was held on December 2, 2025, with an estimated 50 interested sewer utility customers in attendance to learn about the sewer utility rate, proposed fee increase and implementation schedule, and engage in a question-and-answer session with the project team. Advance notice of the open house was sent via postcard to every sewer customer within Wilsonville, published in the Boones Ferry Messenger, and posted through Let's Talk, Wilsonville! and social media.

A project webpage with up-to-date sewer utility rate information has been maintained and updated by the project team for the duration of the project.

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

The updated sewer utility rate and implementation schedule will provide the revenue necessary to maintain a financially sound sewer utility program, helping to make sure sewer is properly treated, isn't backing up into homes and businesses, making for clean streams and rivers and a healthy environment.

**ALTERNATIVES:**

The project team has provided two alternatives for City Council consideration for adoption. In the event Council approves implementation of a utility assistance program, staff recommends adoption of Sewer Utility Rate Schedule - Option 2. However, staff recommends adoption of Sewer Utility Rate Schedule – Option 1 should Council decide against creation of a utility assistance program at this time.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Sewer Utility Rate Schedule from December 15, 2025 Public Hearing (Information Only)
2. Resolution No. 3229 – Option 1
  - A. Sewer User Fee Schedule – Option 1
3. Resolution No. 3228 – Option 2
  - A. Sewer User Fee Schedule – Option 2

## Attachment 1

## December 15, 2025 – Proposed Sewer User Fee Schedule

	1/1/2026	1/1/2027	1/1/2028	1/1/2029
<b><u>Base Charge by Class</u></b>				
Single Family Residential/Multifamily	\$24.89	\$31.19	\$39.07	\$48.89
Non-Residential				
5/8" or 3/4"	\$42.16	\$55.65	\$73.46	\$96.97
1"	\$66.11	\$87.26	\$115.18	\$152.04
1 1/2"	\$106.04	\$139.97	\$184.76	\$243.88
2"	\$153.91	\$203.16	\$268.18	\$353.99
3"	\$265.65	\$350.66	\$462.87	\$610.99
4"	\$425.32	\$561.42	\$741.07	\$978.22
6"	\$824.38	\$1,088.18	\$1,436.40	\$1,896.05
8"	\$1,303.26	\$1,720.31	\$2,270.80	\$2,997.46
10"	\$2,325.01	\$3,069.01	\$4,051.09	\$5,347.44
<b><u>Volume Charge: per CCF of water (&gt;2 CCF)</u></b>				
Residential (additional units)	\$11.10	\$13.92	\$17.43	\$21.81
Non-Residential (additional units)	\$11.68	\$15.42	\$20.35	\$26.87

<b>High Strength Rates</b>	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Flow rate per CCF	\$11.68	\$15.42	\$20.35	\$26.87
BOD rate per Pound	\$1.36	\$1.79	\$2.37	\$3.13
TSS rate per Pound	\$1.36	\$1.79	\$2.37	\$3.13

Note: CCF = 100 cubic feet. Each 100 cubic feet equals approximately 748 gallons.

**RESOLUTION NO. 3229**

**A RESOLUTION OF THE CITY OF WILSONVILLE ESTABLISHING AND IMPOSING JUST AND EQUITABLE SEWER USER FEES AND REPEALING RESOLUTION NO. 2325 AND RESOLUTION NO. 1987.**

WHEREAS, the City of Wilsonville provides sewer collection and treatment services; and

WHEREAS, the City of Wilsonville Fiscal Management Policies require sewer charges to be sufficient to finance all operating, capital outlay, debt service expenses, operating contingency and reserve requirements; and

WHEREAS, Wilsonville Code Section 3.111 provides that Council may from time to time establish and change by resolution fees and charges for connection to and use of the sewage disposal system; and

WHEREAS, in 2015 the City of Wilsonville has adopted a Wastewater Collection System Master Plan (Ordinance No. 766), including the list of sewer collection system improvement projects to address the City’s need through the 20-year planning horizon; and

WHEREAS, in 2024 the City of Wilsonville has adopted a Wastewater Treatment Plant Master Plan (Ordinance No. 888), including the list of sewer treatment improvement projects totaling an estimated \$122 million to address the City’s need through the 20-year planning horizon; and

WHEREAS, the sewer user fee was last updated by City Council on October 3, 2011 (Resolution No. 2325) and has remained unchanged since January 1, 2014; and

WHEREAS, the City of Wilsonville has experienced significant construction cost inflation between 2021 and 2023, an estimated 53.8% increase nationwide as reported by the Federal Highway Administration; and

WHEREAS, a sewer utility rate study was initiated to determine necessary actions to address the effects of inflation on the sewer utility fund since the last study completed in 2011 and evaluate revenue requirements to address the operating and capital needs identified in the 2023 Wastewater Treatment Plant Master Plan; and

WHEREAS, the 2015 Wastewater Collection System Master Plan Capital Improvement Project list was reviewed in detail and costs updated to present day estimates by the Community Development staff in preparation for the sewer rate study; and

WHEREAS, the City of Wilsonville has hired Financial Consulting Solutions Group, Inc. (FCS Group), an expert consultant in the field of utility rate setting, who has completed a fund analysis that provides an equitable system of user charges; and

WHEREAS, work sessions with the City Council regarding sewer user fees were held on April 21, 2025 and November 3, 2025, resulting in a preferred sewer rate structure and implementation schedule; and

WHEREAS, the rate structure reflects a base service charge designed to cover fixed costs, a volume charge computed from water consumed, and for certain industrial customers a high-strength charge for high levels of biochemical oxygen demand (BOD) and total suspended solids (TSS); and

WHEREAS, the City has duly issued a public notice of the proposed rate increase and mailed notices to Wilsonville residents and businesses on November 17, 2025, including several articles pertaining to the pending increase in the Boones Ferry Messenger as recently as December 2025 and held a public open house with interested sewer utility customers on December 2, 2025; and

WHEREAS, Resolution No. 1987 applies to sewer user fees and connection charges as well as sewer system development charges; and

WHEREAS, Resolution No. 2325 amended the applicable provision of Resolution No. 1987 as they apply to the sewer user fees and collection charges; and

WHEREAS, Resolution No. 3209 amended the applicable provision of Resolution No. 1987 as they apply to the sewer system development charges; and

WHEREAS, Resolution No. 3229 establishes new sewer user fees and connection charges and repeals Resolution No. 1987 and Resolution No. 2325, leaving in place Resolution No. 3209.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

- PART I DETERMINATION & FINDINGS
- PART II ESTABLISHED USER FEES FOR SEWER SERVICE
- ARTICLE I DEFINITIONS AND EFFECTIVE DATES
- ARTICLE II SEWER PERMIT AND INDUSTRIAL PRETREATMENT WASTEWATER DISCHARGE PERMIT FEES
- ARTICLE III INDUSTRIAL PRETREATMENT WASTEWATER DISCHARGE PERMIT APPLICATION AND PERMIT TO DISCHARGE
- ARTICLE IV OWNER(S) RESPONSIBILITIES
- ARTICLE V USER FEES FOR SEWER SERVICE
- ARTICLE VI APPEALS, PAYMENT, COLLECTION ENFORCEMENT AND DISBURSEMENT VALIDITY

Part I: DETERMINATION AND FINDINGS

- A. The City Council adopts above recitals as findings and incorporates them by reference in support of this resolution.
- B. The City Council has reviewed the proposed sewer fee for sewer services and finds the proposed fee to be rationally based and financially prudent.

Part II: ESTABLISHES USER FEES FOR SEWER SERVICE

ARTICLE I  
Definitions and Effective Dates

Section 1. Definitions. For the purposes of this resolution, the following definitions shall apply:

- A. "Base Charge" means the fixed portion of the sewerage charge pertaining to non-treatment costs, such as billing, collection system maintenance, and debt service.
- B. "Unit" means 100 cubic feet and refers to the volume of water measured by the metered service to the customer.

- C. "Volume Charge" means the rate charge per Unit pertaining to the variable costs of the sewage system, such as treatment, asset maintenance, and pre-treatment services.
- D. "Winter Average" means the average measured water consumption for the five-month period of November through March unless otherwise adjusted by the Finance Director for unusual conditions. If a house is vacant or service has been disconnected for one or more of those months or a new account is being established, the Winter Average shall be the system-wide average.

Section 2. Effective Dates. Sewer rates will be phased in over five years as reflected in **Exhibit A**. First increase shall be effective April 1, 2026. Subsequent increases shall be effective January 1, 2027, January 1, 2028, January 1, 2029, January 1, 2030. An inflationary increase based on the Consumer Price Index, West Region will be applied to the sewer rates on an annual basis effective January 1, 2031.

ARTICLE II

Sewer Permit and Industrial Pretreatment Wastewater Discharge Permit Fees

Section 1. To provide for the cost of processing a building sewer service connection permit, and a wastewater discharge permit, the following fees will be charged. The permit fees below shall be reviewed annually by the City Council. The Council may, from time to time, including, but not limited to, its annual review, increase fees giving due consideration to the increase in the Consumer Price Index, West Region from the month of the last increase to the month preceding the date of the review. The Council may take action to waive an increase in permit fees any year it is deems appropriate to do so.

**Option 1****A. Building Sewer Service Connections**

SERVICE CLASS	FEE
(1) Residential	
(a) Single-Family	\$96
(b) Multi-Family	\$312
(2) Commercial	\$691
(3) Industrial	\$691

**B. Industrial Pretreatment Wastewater Discharge Permit Fees**

- (1) The initial pretreatment wastewater discharge permit fee shall be \$594.
- (2) The annual inspection and report fees for significant industrial users as defined in Wilsonville Municipal Code Section 8.4 shall be \$1,662.
- (3) Annual administrative costs for operating the industrial waste pretreatment program will be included in sewer rates with indirect costs prorated to all customers by meter size. Adjustments to the rates because of industrial waste pretreatment are listed in **Exhibit A**.
- (4) Costs of testing and inspecting specific categorical or significant user discharges will be directly billed to the user.

**ARTICLE III****Industrial Pretreatment Wastewater Permit Application and Permit to Discharge****Section 1. General**

Each nonresidential user discharging, proposing to discharge or having the potential to discharge contributions of wastewater into the city sewerage system which meets any of the following criteria shall secure an Industrial Pretreatment Wastewater Discharge Permit from the city:

- A. Is subject to national categorical pretreatment standards promulgated by EPA under Section 307(b) of (c) of the Clean Water Act (CWA);
- B. Has in its waste toxic pollutants as defined pursuant to Section 307 and Section 502 of the CWA;

**Option 1**

- C. Has a non-domestic flow of 25,000 gallons or more per average work day;
- D. Contributes more than 5 percent of the actual daily average dry weather hydraulic, organic or solids handling load to the city's wastewater treatment plant;
- E. Is determined by the state or city in accordance with Wilsonville Code Section 8.400 *et seq.* to have significant impact or potential for significant impact to adversely affect the city sewerage system by either upset, inhibition, pass through of pollutants, sludge contamination or other means.

Section 2. Application

- A. Existing non-residential users shall apply for a Wastewater Discharge Permit within ninety (90) days prior to connecting to or discharging to the city sewerage system.
- B. Wastewater discharge permits are governed by the provisions of Wilsonville Code Section 8.400 *et seq.*

ARTICLE IV  
Owner(s) Responsibilities

Section 1. General

- A. The owner(s) of a property on which a building sewer is then connected to the public sewer shall be responsible for:
  - (1) Repair of all known sewer breaks, leaks, cracks and similar problems in all pipes, manholes, clean-outs and appurtenances to the building sewer which would cause ground or surface water to infiltrate or to flow into the building sewer either directly or indirectly. All costs involved in making repairs shall be borne by the owner(s).
- B. The City shall have the specific right to inspect and test all building sewers to determine compliance with City, State and Federal requirements and the owner shall cooperate and not hinder the City's right to inspect and test.

**Option 1**ARTICLE V  
User Fees for Sewer ServiceSection 1. Implementation of Fees

A sewer user fee is hereby imposed upon the user(s) of the City's wastewater collection, pumping, disposing and treating system. A high strength user fee is hereby imposed upon the commercial and industrial user(s) of the city's wastewater collection, pumping, disposing, and treating system, that discharge wastes having an average strength in excess of 250 mg/l of BOD or TSS.

Section 2. Pumping Units

Buildings that are served by pumping units shall be subject to the user fees provided by this Resolution.

Section 3. Initial Service

When sewer service is initially provided to any building(s), a sewer user fee shall be charged for each month a building sewer is connected to or discharged into the public sewer.

Section 4. Charge to Users

Sewer user fees are hereby charged to the user(s) of the property connected to the sanitary sewer. Users of the property shall include owners as well as occupants. Such charges are to begin at the time the connection has been accepted by the Community Development Department according to the standards set forth in the Construction Standards for the City of Wilsonville.

Section 5. Billing to Occupant

Sewer user fees shall be billed to an occupant unless otherwise notified in writing by owner of the serviced property. However, in the event of a delinquent account, the

sewer service may be disconnected under provisions of Article VI, Section 4, of this Resolution.

Section 6. Annual Increase of Fees

Sewer user fees shall be reviewed annually and increased for inflation based on the Consumer Price Index, West Region according to the schedule provisions of Article I, Section 2, of this Resolution.

Section 7. User Fees Within City

- A. The sewer fees effective April 1, 2026, January 1, 2027, January 1, 2028, January 1, 2029, and January 1, 2030 are provided in **Exhibit A**.
- B. Rates for service levels not defined. The City Manager or designee shall have the authority to establish and charge fees for service levels not otherwise defined in this Resolution. For any new account requiring a service level, defined by the meter size, not provided in this Resolution, the method for determining the customer's service charge shall be the sectional area of the undefined meter size in ratio to the sectional area of a 5/8" meter.
- C. Water withdrawn without authorized service and wastewater discharged through unauthorized connection shall be charged at double the rates set forth above, from the date of commencement of such unauthorized use. Appropriate measures shall be immediately taken to prevent further unauthorized use. The City Manager or designee shall estimate the fee if metered consumption is not available. Imposition of such charges shall not act as a waiver of the City's right to take other actions as are authorized by law.
- D. Base charge shall constitute the minimum monthly sewer use charge provided water service is provided and metered to the customer. Base charges are determined by the water meter providing domestic water service.
- E. Volume charges shall be determined as follows for each customer type:

**Option 1**

- (1) Single family residential units are based on Average Winter water use. The City Manager or designee may adjust volumes based on a request from the customer and valid information showing that the Average Winter volume as defined does not accurately reflect impact on the sewer system.
  - (2) Multi-family, commercial and industrial customers are based on the water volume as metered monthly for all non-irrigation only meters.
  - (3) For sewer customers that are not served by City water, the City Manager or designee will determine sewer volumes that are to be billed.
  - (4) Commercial or industrial sewer users whose domestic water consumption (excluding metered irrigation) is a minimum of three times greater than the measured sanitary sewer discharge rate are based on this flow measured from the discharge point of the building sewer into the public sanitary sewer and shall be based on the average hundred cubic feet discharged. The measurement period shall be one week or seven consecutive days. After six billing periods or six months, a new measurement shall be taken. Each measurement shall set the surcharge fee for the next six-month period.
  - (5) For any non-domestic pollutant discharger who is required to obtain a wastewater discharge permit and is required to measure discharge volumes, the sewer volume and BOD and TSS strengths shall be as established through the monitoring requirements as set forth by each individual discharge permit.
- F. In addition to the volume charges, commercial or industrial sewer users who are required to obtain an industrial pretreatment wastewater permit and whose sewerage exceeds either a BOD strength of 250 milligrams/liter (mg/l) or a TSS strength of 250 mg/l shall pay an additional fee for treatment of high strength sewer wastes. Calculation of the monthly, high-strength, sewage fees shall be as follows:
- (1) BOD Fee =  $Q \times \frac{(\text{BOD 5 monitored} - 250)}{1,000,000} \times 62.4 \text{ lbs/cf} \times 100 \times \text{BOD rate}$
  - (2) TSS Fee =  $Q \times \frac{(\text{TSS monitored} - 250)}{1,000,000} \times 62.4 \text{ lbs/cf} \times 100 \times \text{TSS rate}$

**Option 1**

where,

- (1) Q = Monthly volume in hundred cubic feet (ccf)
- (2) BOD 5 Monitored = Average BOD 5 strength in milligrams per liter
- (3) TSS Monitored = Average TSS strength in milligrams per liter
- (4) BOD Rate = Rate for treatment of high strength BOD from **Exhibit A** in dollars per pound.
- (5) TSS Rate = Rate for treatment of high strength TSS from **Exhibit A** in dollars per pound.

G. For example: An industrial user that used 5,187 ccf of water per monthly period with a BOD 5 of 290 mg/l and a TSS of 500 mg/l would pay:

$$(1) \text{ For BOD} = 5,187 \times \frac{(290 - 250)}{1,000,000} \times 62.4 \times 100 \times \$1.20 = \$1,553.61$$

$$(2) \text{ For TSS} = 5,187 \times \frac{(500 - 250)}{1,000,000} \times 62.4 \times 100 \times \$1.20 = \$9,710.06$$

H. Other sewer user charges may be established through the issuance of an industrial pretreatment discharge permit in order to recover potential or actual costs incurred by the City due to waste that adversely affects the sewer system or the environment.

Section 8. User Fees Outside City

All sewer users whose sewer connection is outside the City shall be billed two (2) times the applicable sewer rate to recover costs that City users pay on full faith and credit obligations and/or general obligation bonds.

Section 9. Franchise Fee

For the right to receive additional services from the general fund, a franchise fee is hereby imposed upon the sewer fund of the City in an amount equal to four percent (4%) of the gross annual revenue from sewer user charges. This fee shall be collected from the sewer users and remitted quarterly to the general fund.

**Option 1****Section 10. Exception for Water Leaks**

- A. Sewer users will not be required to pay that portion of their sewer bill attributable to water leakage provided that:
- (1) The leak is repaired at the water user's expense within 72 hours of notification by the City that a leak has occurred;
  - (2) The City, upon rechecking the water meter, concurs that the leak has been fully repaired;
  - (3) The leak discharged water into the sanitary sewer system;
  - (4) Exceptions from the 72 hour repair requirement may be granted in writing by the City Manager or designee when extenuating circumstances are recognized.
- B. The sewer user's bill during the period of time when undetected leakage occurred shall be based on the average usage for the same period in the previous two years, adjusted for any approval of subsequent rate increases for the same period of time. When prior year billing information is not available, the City Manager or designee will determine the approximate billing based on bills for comparable properties.
- C. This policy shall not apply to leaks that are reoccurring problems or those that are apparent as opposed to undetected leaks.
- D. Only one credit may be issued to a customer during a twelve-month period.

**Section 11. Applications and Deposits**

Applications for City sanitary sewer services shall be by such forms and in such manner as provided by the Department of Finance. The applicant shall designate the property to be served and the user thereof. An owner of the premises who permits another to make application and/or use the city's sewer services shall also be deemed a user of city services. If a deposit is deemed prudent and cost effective by the Finance Director, a deposit shall be required in a sum which shall not be greater than an amount equal to an estimated 3 months' bill as determined by the Finance Department. However,

any resident of Wilsonville (a person who has established credit with the City of Wilsonville by having water and/or sewer service in his/her own name) will be allowed to move from one location within the city limits without having to pay a deposit if that resident has lived in Wilsonville for at least three (3) years, has City of Wilsonville water and/or sewer service in his/her name and has not been delinquent in paying for water and/or sewer service within the past three years.

Section 12. Refund of Credits

- A. A refund of the user sewer service deposit will occur when a customer shows satisfactory credit performance for three years. If it becomes necessary to make one or more visits to enforce collection and/or shut off for non-payment during the three-year period, the City shall retain the deposit. The deposit will be held for an additional three years from the date of the last visit to the customer's premises for collection for non-payment of a bill. (Definition of visit - hand delivery of shut-off notice to the customer's premises. Definition of satisfactory credit- no water shut-off notices hand delivered and/or temporary shut-off of service for non-payment during a three-year period.)
- B. A refund of the deposit will occur upon the applicant's requesting discontinuance of service provided that all outstanding bills are paid in full. The deposit may be applied to the final bill:
- C. If an account is shut off for non-payment, the deposit shall be held as security until the outstanding balance is paid. The deposit will only be applied to the outstanding balance when the account is closed and no further sewer service is required by the customer. The remaining balance of the deposit not used to pay the outstanding bill will be refunded to the customer.
- D. Upon refund of the cash deposit to the applicant for satisfactory credit performance or upon termination of service, the deposit shall be refunded together with interest thereon at the rate of one-half percent (1/2%) below the average annual interest rate received by the City. However, no interest shall be

allowed or paid by the City of Wilsonville on deposits which have been deposited with the City for less than 30 days. All cash deposits so paid to the City of Wilsonville by sewer users shall be credited by the Finance Department into a special account to be known as "Sewer Deposit Trust Account".

Section 13. Liability for Charges and Service Disconnection

All charges for sanitary sewer service furnished or rendered by the City of Wilsonville shall be chargeable to the current user of the property where sanitary sewer service is supplied and, in addition, all persons signing an application for the use of sanitary sewer service shall be personally liable for all charges accrued against the property designated within the application. Charges for sanitary sewer service are due in full on the last day of the billing month. Accounts are considered delinquent if payment has not been received by the first business day (defined as days excluding weekends or City-recognized holidays) of the following month. The City reserves the right to cut off and disconnect water service to the premises without further notice when charges for sanitary sewer service have not been paid within 20 days after the due date, and the expense thereof shall be borne by the user to which such service has been supplied. The City shall provide a minimum of 3 days' notice by phone call or by mail prior to water service disconnection to the user and mail notice to the owner, and by same-day notice by door hanger. The City further reserves the right to record a lien against the property for unpaid sanitary sewer service charges.

ARTICLE VI

Appeals, Payment, Collection Enforcement and Disbursement Validity

Section 1. Appeals Procedure

- A. Any person aggrieved by a ruling under, interpretation of the provisions of this Resolution, or calculation made under the provision of this resolution may, within 30 days of the date of occurrence, submit a written appeal to the City Council of Wilsonville. The appeal shall set forth the events and circumstances leading to the

appeal, the nature of the ruling or interpretation from which relief is sought, and the nature of the impact of the ruling on appellant's property or business together with any other reasons for the appeal.

- B. The City Council will set a date at the next regularly scheduled Council meeting to hear the appeal within thirty (30) days thereafter at a regularly scheduled council meeting and hear testimony, if deemed necessary. The decision of the Council will be final.
- C. Appeal. A final decision of the City Council may be appealed by Writ of Review pursuant to ORS 34.010-34.100.

Section 2. Payment

Every person subject to a charge hereunder shall pay the same, when due, to the Finance Director of the City of Wilsonville.

Section 3. Collection

- A. The Finance Director of the City is hereby directed to collect the sewer user fees as provided for herein.
- B. Sewer user fees, when collected, shall be paid into a fund designated as the "Sewer Fund".
- C. Sewer user fees, as herein before provided, shall be collected monthly and if not paid by the first business day (defined as days excluding weekends or City-recognized holidays) of the following month, said charges shall then be deemed delinquent.
- D. Delinquent sewer service and service connection accounts shall bear interest from the day of delinquency at a rate of nine per cent (9%) per annum or five dollars (\$5.00) per month, whichever is greater.
- E. Payments returned for insufficient funds shall be subject to a processing fee to be determined by the City Manager or designee.

Section 4. Enforcement

- A. The Finance Director of the City may use such means of collection as may be provided by the laws of the state of Oregon or permitted by the Charter and Ordinances of the City of Wilsonville.
- B. If a court suit or action is instituted to enjoin any unauthorized connections to or use of the sewage system, or for the collection of accounts, the City shall be entitled to collect, in addition to costs and disbursements provided by statute, such sum as any court, including any appellate court; may adjudge reasonable as attorney's fees in such suit or action.
- C. The City may, after providing notice as described in Article V Section 13, discontinue sewer service and disconnect buildings from the City's sewerage system if sewer service charges and/or sewer impact fees, or other fees under this resolution, become delinquent; or if the safety, health or welfare of the citizens of Wilsonville may be jeopardized; or, without notice in the case of emergency affecting safety, health or welfare of its citizens; and the City may continue thereafter to refuse sewer service and sewer connections to such delinquent sewer user until all such delinquencies and interest are fully paid or until such safety, health or welfare problem is abated or cured.

Section 5. Disbursements for Interfund Transfers

The Finance Director may direct disbursements for interfund transfers generally through the annual budget process.

Section 6. Statement of Validity

The invalidity of any section, clause, sentence or provision of this Resolution shall not affect the validity of any part of this Resolution which can be given effect without such invalid part or parts.

Section 7. Repeal of Existing Resolutions

By the adoption of this Resolution, Resolution No. 1987 and Resolution No. 2325 are hereby repealed.

Section 8. Effective Date

This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16th day of March, 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

- Mayor O’Neil
- Council President Berry
- Councilor Cunningham
- Councilor Scull
- Councilor Shevlin

EXHIBITS:

- A. Sewer User Fee Schedule

**Option 1**  
**Sewer User Fee Schedule**

	4/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
<b><u>Base Charge by Class</u></b>					
Single Family Residential/Multifamily	\$22.91	\$25.98	\$29.05	\$32.13	\$35.19
Non-Residential					
5/8" or 3/4"	\$38.66	\$45.39	\$52.11	\$58.84	\$64.42
1"	\$60.62	\$71.17	\$81.71	\$92.25	\$101.01
1 1/2"	\$97.24	\$114.15	\$131.06	\$147.97	\$162.03
2"	\$141.15	\$165.69	\$190.24	\$214.78	\$235.19
3"	\$243.62	\$285.98	\$328.35	\$370.71	\$405.93
4"	\$390.04	\$457.87	\$525.70	\$593.53	\$649.92
6"	\$756.00	\$887.48	\$1,018.95	\$1,150.42	\$1,259.71
8"	\$1,195.17	\$1,403.01	\$1,610.86	\$1,818.70	\$1,991.48
10"	\$2,132.16	\$2,502.96	\$2,873.75	\$3,244.55	\$3,552.78
<b><u>Volume Charge: per CCF of water (&gt;2 CCF)</u></b>					
Residential (additional units)	\$10.22	\$11.59	\$12.96	\$14.33	\$15.70
Non-Residential (additional units)	\$10.31	\$12.01	\$13.99	\$16.30	\$17.85

<b>High Strength Rates</b>	4/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Flow rate per CCF	\$10.31	\$12.01	\$13.99	\$16.30	\$17.85
BOD rate per Pound	\$1.20	\$1.40	\$1.63	\$1.90	\$2.08
TSS rate per Pound	\$1.20	\$1.40	\$1.63	\$1.90	\$2.08

Note: CCF = 100 cubic feet. Each 100 cubic feet equals approximately 748 gallons.

**RESOLUTION NO. 3229**

**A RESOLUTION OF THE CITY OF WILSONVILLE ESTABLISHING AND IMPOSING JUST AND EQUITABLE SEWER USER FEES AND REPEALING RESOLUTION NO. 2325 AND RESOLUTION NO. 1987.**

WHEREAS, the City of Wilsonville provides sewer collection and treatment services; and

WHEREAS, the City of Wilsonville Fiscal Management Policies require sewer charges to be sufficient to finance all operating, capital outlay, debt service expenses, operating contingency and reserve requirements; and

WHEREAS, Wilsonville Code Section 3.111 provides that Council may from time to time establish and change by resolution fees and charges for connection to and use of the sewage disposal system; and

WHEREAS, in 2015 the City of Wilsonville has adopted a Wastewater Collection System Master Plan (Ordinance No. 766), including the list of sewer collection system improvement projects to address the City's need through the 20-year planning horizon; and

WHEREAS, in 2024 the City of Wilsonville has adopted a Wastewater Treatment Plant Master Plan (Ordinance No. 888), including the list of sewer treatment improvement projects totaling an estimated \$122 million to address the City's need through the 20-year planning horizon; and

WHEREAS, the sewer user fee was last updated by City Council on October 3, 2011 (Resolution No. 2325) and has remained unchanged since January 1, 2014; and

WHEREAS, the City of Wilsonville has experienced significant construction cost inflation between 2021 and 2023, an estimated 53.8% increase nationwide as reported by the Federal Highway Administration; and

WHEREAS, a sewer utility rate study was initiated to determine necessary actions to address the effects of inflation on the sewer utility fund since the last study completed in 2011 and evaluate revenue requirements to address the operating and capital needs identified in the 2023 Wastewater Treatment Plant Master Plan; and

WHEREAS, the 2015 Wastewater Collection System Master Plan Capital Improvement Project list was reviewed in detail and costs updated to present day estimates by the Community Development staff in preparation for the sewer rate study; and

WHEREAS, the City of Wilsonville has hired Financial Consulting Solutions Group, Inc. (FCS Group), an expert consultant in the field of utility rate setting, who has completed a fund analysis that provides an equitable system of user charges; and

WHEREAS, work sessions with the City Council regarding sewer user fees were held on April 21, 2025 and November 3, 2025, resulting in a preferred sewer rate structure and implementation schedule; and

WHEREAS, the rate structure reflects a base service charge designed to cover fixed costs, a volume charge computed from water consumed, and for certain industrial customers a high-strength charge for high levels of biochemical oxygen demand (BOD) and total suspended solids (TSS); and

WHEREAS, the City further seeks to provide a customer assistance program to provide sewer base fee reductions for qualified low-income residential utility customers, as outlined herein; and

WHEREAS, the City has duly issued a public notice of the proposed rate increase and mailed notices to Wilsonville residents and businesses on November 17, 2025, including several articles pertaining to the pending increase in the Boones Ferry Messenger as recently as December 2025 and held a public open house with interested sewer utility customers on December 2, 2025; and

WHEREAS, Resolution No. 1987 applies to sewer user fees and connection charges as well as sewer system development charges; and

WHEREAS, Resolution No. 2325 amended the applicable provision of Resolution No. 1987 as they apply to the sewer user fees and collection charges; and

WHEREAS, Resolution No. 3209 amended the applicable provision of Resolution No. 1987 as they apply to the sewer system development charges; and

WHEREAS, Resolution No. 3229 establishes new sewer user fees and connection charges and repeals Resolution No. 1987 and Resolution No. 2325, leaving in place Resolution No. 3209.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

**1. ESTABLISHMENT OF SEWER USER FEES:**

- PART I DETERMINATION & FINDINGS
- PART II ESTABLISHED USER FEES FOR SEWER SERVICE
- ARTICLE I DEFINITIONS AND EFFECTIVE DATES
- ARTICLE II SEWER PERMIT AND INDUSTRIAL PRETREATMENT WASTEWATER DISCHARGE PERMIT FEES
- ARTICLE III INDUSTRIAL PRETREATMENT WASTEWATER DISCHARGE PERMIT APPLICATION AND PERMIT TO DISCHARGE
- ARTICLE IV OWNER(S) RESPONSIBILITIES
- ARTICLE V USER FEES FOR SEWER SERVICE
- ARTICLE VI APPEALS, PAYMENT, COLLECTION ENFORCEMENT AND DISBURSEMENT VALIDITY

Part I: DETERMINATION AND FINDINGS

- A. The City Council adopts above recitals as findings and incorporates them by reference in support of this resolution.
- B. The City Council has reviewed the proposed sewer fee for sewer services and finds the proposed fee to be rationally based and financially prudent.

Part II: ESTABLISHES USER FEES FOR SEWER SERVICE

ARTICLE I  
Definitions and Effective Dates

Section 1. Definitions. For the purposes of this resolution, the following definitions shall apply:

- A. "Base Charge" means the fixed portion of the sewerage charge pertaining to non-treatment costs, such as billing, collection system maintenance, and debt service.

- B. "Unit" means 100 cubic feet and refers to the volume of water measured by the metered service to the customer.
- C. "Volume Charge" means the rate charge per Unit pertaining to the variable costs of the sewage system, such as treatment, asset maintenance, and pre-treatment services.
- D. "Winter Average" means the average measured water consumption for the five-month period of November through March unless otherwise adjusted by the Finance Director for unusual conditions. If a house is vacant or service has been disconnected for one or more of those months or a new account is being established, the Winter Average shall be the system-wide average.

Section 2. Effective Dates. Sewer rates will be phased in over five years as reflected in **Exhibit A**. First increase shall be effective April 1, 2026. Subsequent increases shall be effective January 1, 2027, January 1, 2028, January 1, 2029, January 1, 2030. An inflationary increase based on the Consumer Price Index, West Region will be applied to the sewer rates on an annual basis effective January 1, 2031.

ARTICLE II

Sewer Permit and Industrial Pretreatment Wastewater Discharge Permit Fees

Section 1. To provide for the cost of processing a building sewer service connection permit, and a wastewater discharge permit, the following fees will be charged. The permit fees below shall be reviewed annually by the City Council. The Council may, from time to time, including, but not limited to, its annual review, increase fees giving due consideration to the increase in the Consumer Price Index, West Region from the month of the last increase to the month preceding the date of the review. The Council may take action to waive an increase in permit fees any year it is deems appropriate to do so.

A. Building Sewer Service Connections

SERVICE CLASS	FEE
(1) Residential	
(a) Single-Family	\$96
(b) Multi-Family	\$312
(2) Commercial	\$691
(3) Industrial	\$691

B. Industrial Pretreatment Wastewater Discharge Permit Fees

- (1) The initial pretreatment wastewater discharge permit fee shall be \$594.
- (2) The annual inspection and report fees for significant industrial users as defined in Wilsonville Municipal Code Section 8.4 shall be \$1,662.
- (3) Annual administrative costs for operating the industrial waste pretreatment program will be included in sewer rates with indirect costs prorated to all customers by meter size. Adjustments to the rates because of industrial waste pretreatment are listed in **Exhibit A**.
- (4) Costs of testing and inspecting specific categorical or significant user discharges will be directly billed to the user.

ARTICLE III

Industrial Pretreatment Wastewater Permit Application and Permit to Discharge

Section 1. General

Each nonresidential user discharging, proposing to discharge or having the potential to discharge contributions of wastewater into the city sewerage system which meets any of the following criteria shall secure an Industrial Pretreatment Wastewater Discharge Permit from the city:

- A. Is subject to national categorical pretreatment standards promulgated by EPA under Section 307(b) of (c) of the Clean Water Act (CWA);

- B. Has in its waste toxic pollutants as defined pursuant to Section 307 and Section 502 of the CWA;
- C. Has a non-domestic flow of 25,000 gallons or more per average work day;
- D. Contributes more than 5 percent of the actual daily average dry weather hydraulic, organic or solids handling load to the city’s wastewater treatment plant;
- E. Is determined by the state or city in accordance with Wilsonville Code Section 8.400 *et seq.* to have significant impact or potential for significant impact to adversely affect the city sewerage system by either upset, inhibition, pass through of pollutants, sludge contamination or other means.

Section 2. Application

- A. Existing non-residential users shall apply for a Wastewater Discharge Permit within ninety (90) days prior to connecting to or discharging to the city sewerage system.
- B. Wastewater discharge permits are governed by the provisions of Wilsonville Code Section 8.400 *et seq.*

ARTICLE IV  
Owner(s) Responsibilities

Section 1. General

- A. The owner(s) of a property on which a building sewer is then connected to the public sewer shall be responsible for:
  - (1) Repair of all known sewer breaks, leaks, cracks and similar problems in all pipes, manholes, clean-outs and appurtenances to the building sewer which would cause ground or surface water to infiltrate or to flow into the building sewer either directly or indirectly. All costs involved in making repairs shall be borne by the owner(s).
- B. The City shall have the specific right to inspect and test all building sewers to determine compliance with City, State and Federal requirements and the owner

shall cooperate and not hinder the City's right to inspect and test.

ARTICLE V  
User Fees for Sewer Service

Section 1. Implementation of Fees

A sewer user fee is hereby imposed upon the user(s) of the City's wastewater collection, pumping, disposing and treating system. A high strength user fee is hereby imposed upon the commercial and industrial user(s) of the city's wastewater collection, pumping, disposing, and treating system, that discharge wastes having an average strength in excess of 250 mg/l of BOD or TSS.

Section 2. Pumping Units

Buildings that are served by pumping units shall be subject to the user fees provided by this Resolution.

Section 3. Initial Service

When sewer service is initially provided to any building(s), a sewer user fee shall be charged for each month a building sewer is connected to or discharged into the public sewer.

Section 4. Charge to Users

Sewer user fees are hereby charged to the user(s) of the property connected to the sanitary sewer. Users of the property shall include owners as well as occupants. Such charges are to begin at the time the connection has been accepted by the Community Development Department according to the standards set forth in the Construction Standards for the City of Wilsonville.

Section 5. Billing to Occupant

Sewer user fees shall be billed to an occupant unless otherwise notified in writing by owner of the serviced property. However, in the event of a delinquent account, the sewer service may be disconnected under provisions of Article VI, Section 4, of this Resolution.

Section 6. Annual Increase of Fees

Sewer user fees shall be reviewed annually and increased for inflation based on the Consumer Price Index, West Region according to the schedule provisions of Article I, Section 2, of this Resolution.

Section 7. User Fees Within City

- A. The sewer fees effective April 1, 2026, January 1, 2027, January 1, 2028, January 1, 2029, and January 1, 2030 are provided in **Exhibit A**.
- B. Rates for service levels not defined. The City Manager or designee shall have the authority to establish and charge fees for service levels not otherwise defined in this Resolution. For any new account requiring a service level, defined by the meter size, not provided in this Resolution, the method for determining the customer's service charge shall be the sectional area of the undefined meter size in ratio to the sectional area of a 5/8" meter.
- C. Water withdrawn without authorized service and wastewater discharged through unauthorized connection shall be charged at double the rates set forth above, from the date of commencement of such unauthorized use. Appropriate measures shall be immediately taken to prevent further unauthorized use. The City Manager or designee shall estimate the fee if metered consumption is not available. Imposition of such charges shall not act as a waiver of the City's right to take other actions as are authorized by law.

- D. Base charge shall constitute the minimum monthly sewer use charge provided water service is provided and metered to the customer. Base charges are determined by the water meter providing domestic water service.
- E. Volume charges shall be determined as follows for each customer type:
  - (1) Single family residential units are based on Average Winter water use. The City Manager or designee may adjust volumes based on a request from the customer and valid information showing that the Average Winter volume as defined does not accurately reflect impact on the sewer system.
  - (2) Multi-family, commercial and industrial customers are based on the water volume as metered monthly for all non-irrigation only meters.
  - (3) For sewer customers that are not served by City water, the City Manager or designee will determine sewer volumes that are to be billed.
  - (4) Commercial or industrial sewer users whose domestic water consumption (excluding metered irrigation) is a minimum of three times greater than the measured sanitary sewer discharge rate are based on this flow measured from the discharge point of the building sewer into the public sanitary sewer and shall be based on the average hundred cubic feet discharged. The measurement period shall be one week or seven consecutive days. After six billing periods or six months, a new measurement shall be taken. Each measurement shall set the surcharge fee for the next six-month period.
  - (5) For any non-domestic pollutant discharger who is required to obtain a wastewater discharge permit and is required to measure discharge volumes, the sewer volume and BOD and TSS strengths shall be as established through the monitoring requirements as set forth by each individual discharge permit.
- F. In addition to the volume charges, commercial or industrial sewer users who are required to obtain an industrial pretreatment wastewater permit and whose sewerage exceeds either a BOD strength of 250 milligrams/liter (mg/l) or a TSS strength of 250 mg/l shall pay an additional fee for treatment of high strength

**Option 2**

sewer wastes. Calculation of the monthly, high-strength, sewage fees shall be as follows:

$$(1) \text{ BOD Fee} = Q \times \frac{(\text{BOD 5 monitored} - 250)}{1,000,000} \times 62.4 \text{ lbs/cf} \times 100 \times \text{BOD rate}$$

$$(2) \text{ TSS Fee} = Q \times \frac{(\text{TSS monitored} - 250)}{1,000,000} \times 62.4 \text{ lbs/cf} \times 100 \times \text{TSS rate}$$

where,

(1) Q = Monthly volume in hundred cubic feet (ccf)

(2) BOD 5 Monitored = Average BOD 5 strength in milligrams per liter

(3) TSS Monitored = Average TSS strength in milligrams per liter

(4) BOD Rate = Rate for treatment of high strength BOD from **Exhibit A** in dollars per pound.

(5) TSS Rate = Rate for treatment of high strength TSS from **Exhibit A** in dollars per pound.

G. For example: An industrial user that used 5,187 ccf of water per monthly period with a BOD 5 of 290 mg/l and a TSS of 500 mg/l would pay:

$$(1) \text{ For BOD} = 5,187 \times \frac{(290 - 250)}{1,000,000} \times 62.4 \times 100 \times \$1.20 = \$1,553.61$$

$$(2) \text{ For TSS} = 5,187 \times \frac{(500 - 250)}{1,000,000} \times 62.4 \times 100 \times \$1.20 = \$9,710.06$$

H. Other sewer user charges may be established through the issuance of an industrial pretreatment discharge permit in order to recover potential or actual costs incurred by the City due to waste that adversely affects the sewer system or the environment.

#### Section 8. User Fees Outside City

All sewer users whose sewer connection is outside the City shall be billed two (2) times the applicable sewer rate to recover costs that City users pay on full faith and credit obligations and/or general obligation bonds.

Section 9. Franchise Fee

For the right to receive additional services from the general fund, a franchise fee is hereby imposed upon the sewer fund of the City in an amount equal to four percent (4%) of the gross annual revenue from sewer user charges. This fee shall be collected from the sewer users and remitted quarterly to the general fund.

Section 10. Exception for Water Leaks

- A. Sewer users will not be required to pay that portion of their sewer bill attributable to water leakage provided that:
  - (1) The leak is repaired at the water user's expense within 72 hours of notification by the City that a leak has occurred;
  - (2) The City, upon rechecking the water meter, concurs that the leak has been fully repaired;
  - (3) The leak discharged water into the sanitary sewer system;
  - (4) Exceptions from the 72 hour repair requirement may be granted in writing by the City Manager or designee when extenuating circumstances are recognized.
- B. The sewer user's bill during the period of time when undetected leakage occurred shall be based on the average usage for the same period in the previous two years, adjusted for any approval of subsequent rate increases for the same period of time. When prior year billing information is not available, the City Manager or designee will determine the approximate billing based on bills for comparable properties.
- C. This policy shall not apply to leaks that are reoccurring problems or those that are apparent as opposed to undetected leaks.
- D. Only one credit may be issued to a customer during a twelve-month period.

Section 11. Applications and Deposits

Applications for City sanitary sewer services shall be by such forms and in such manner as provided by the Department of Finance. The applicant shall designate the property to be served and the user thereof. An owner of the premises who permits another to make application and/or use the city's sewer services shall also be deemed a user of city services. If a deposit is deemed prudent and cost effective by the Finance Director, a deposit shall be required in a sum which shall not be greater than an amount equal to an estimated 3 months' bill as determined by the Finance Department. However, any resident of Wilsonville (a person who has established credit with the City of Wilsonville by having water and/or sewer service in his/her own name) will be allowed to move from one location within the city limits without having to pay a deposit if that resident has lived in Wilsonville for at least three (3) years, has City of Wilsonville water and/or sewer service in his/her name and has not been delinquent in paying for water and/or sewer service within the past three years.

Section 12. Refund of Credits

- A. A refund of the user sewer service deposit will occur when a customer shows satisfactory credit performance for three years. If it becomes necessary to make one or more visits to enforce collection and/or shut off for non-payment during the three-year period, the City shall retain the deposit. The deposit will be held for an additional three years from the date of the last visit to the customer's premises for collection for non-payment of a bill. (Definition of visit - hand delivery of shut-off notice to the customer's premises. Definition of satisfactory credit- no water shut-off notices hand delivered and/or temporary shut-off of service for non-payment during a three-year period.)
- B. A refund of the deposit will occur upon the applicant's requesting discontinuance of service provided that all outstanding bills are paid in full. The deposit may be applied to the final bill:

- C. If an account is shut off for non-payment, the deposit shall be held as security until the outstanding balance is paid. The deposit will only be applied to the outstanding balance when the account is closed and no further sewer service is required by the customer. The remaining balance of the deposit not used to pay the outstanding bill will be refunded to the customer.
- D. Upon refund of the cash deposit to the applicant for satisfactory credit performance or upon termination of service, the deposit shall be refunded together with interest thereon at the rate of one-half percent (1/2%) below the average annual interest rate received by the City. However, no interest shall be allowed or paid by the City of Wilsonville on deposits which have been deposited with the City for less than 30 days. All cash deposits so paid to the City of Wilsonville by sewer users shall be credited by the Finance Department into a special account to be known as "Sewer Deposit Trust Account".

Section 13. Liability for Charges and Service Disconnection

All charges for sanitary sewer service furnished or rendered by the City of Wilsonville shall be chargeable to the current user of the property where sanitary sewer service is supplied and, in addition, all persons signing an application for the use of sanitary sewer service shall be personally liable for all charges accrued against the property designated within the application. Charges for sanitary sewer service are due in full on the last day of the billing month. Accounts are considered delinquent if payment has not been received by the first business day (defined as days excluding weekends or City-recognized holidays) of the following month. The City reserves the right to cut off and disconnect water service to the premises without further notice when charges for sanitary sewer service have not been paid within 20 days after the due date, and the expense thereof shall be borne by the user to which such service has been supplied. The City shall provide a minimum of 3 days' notice, phone call or by mail prior to water service disconnection to the user and mail notice to the owner, and by

same-day notice by door hanger. The City further reserves the right to record a lien against the property for unpaid sanitary sewer service charges.

ARTICLE VI  
Appeals, Payment, Collection Enforcement and Disbursement Validity

Section 1. Appeals Procedure

- A. Any person aggrieved by a ruling under, interpretation of the provisions of this Resolution, or calculation made under the provision of this resolution may, within 30 days of the date of occurrence, submit a written appeal to the City Council of Wilsonville. The appeal shall set forth the events and circumstances leading to the appeal, the nature of the ruling or interpretation from which relief is sought, and the nature of the impact of the ruling on appellant's property or business together with any other reasons for the appeal.
- B. The City Council will set a date at the next regularly scheduled Council meeting to hear the appeal within thirty (30) days thereafter at a regularly scheduled council meeting and hear testimony, if deemed necessary. The decision of the Council will be final.
- C. Appeal. A final decision of the City Council may be appealed by Writ of Review pursuant to ORS 34.010-34.100.

Section 2. Payment

Every person subject to a charge hereunder shall pay the same, when due, to the Finance Director of the City of Wilsonville.

Section 3. Collection

- A. The Finance Director of the City is hereby directed to collect the sewer user fees as provided for herein.
- B. Sewer user fees, when collected, shall be paid into a fund designated as the "Sewer Fund".

- C. Sewer user fees, as herein before provided, shall be collected monthly and if not paid by the first business day (defined as days excluding weekends or City-recognized holidays) of the following month, said charges shall then be deemed delinquent.
- D. Delinquent sewer service and service connection accounts shall bear interest from the day of delinquency at a rate of nine per cent (9%) per annum, or five dollars (\$5.00) per month, whichever is greater.
- E. Payments returned for insufficient funds shall be subject to a processing fee to be determined by the City Manager or designee.

Section 4. Enforcement

- A. The Finance Director of the City may use such means of collection as may be provided by the laws of the state of Oregon or permitted by the Charter and Ordinances of the City of Wilsonville.
- B. If a court suit or action is instituted to enjoin any unauthorized connections to or use of the sewage system, or for the collection of accounts, the City shall be entitled to collect, in addition to costs and disbursements provided by statute, such sum as any court, including any appellate court; may adjudge reasonable as attorney's fees in such suit or action.
- C. The City may, after providing notice as described in Article V Section 13, discontinue sewer service and disconnect buildings from the City's sewerage system if sewer service charges and/or sewer impact fees, or other fees under this resolution, become delinquent; or if the safety, health or welfare of the citizens of Wilsonville may be jeopardized; or, without notice in the case of emergency affecting safety, health or welfare of its citizens; and the City may continue thereafter to refuse sewer service and sewer connections to such delinquent sewer user until all such delinquencies and interest are fully paid or until such safety, health or welfare problem is abated or cured.

Section 5. Disbursements for Interfund Transfers

The Finance Director may direct disbursements for interfund transfers generally through the annual budget process.

Section 6. Statement of Validity

The invalidity of any section, clause, sentence or provision of this Resolution shall not affect the validity of any part of this Resolution which can be given effect without such invalid part or parts.

Section 7. Repeal of Existing Resolutions

By the adoption of this Resolution, Resolution No. 1987 and Resolution No. 2325 are hereby repealed.

Section 8. Effective Date

This Resolution is effective upon adoption.

**2. ESTABLISHMENT OF CUSTOMER ASSISTANCE PROGRAM FOR QUALIFIED LOW-INCOME RESIDENTIAL UTILITY CUSTOMERS:**

Section 1. Program Established. The City Council hereby establishes a Customer Assistance Program (CAP) to provide temporary sewer base fee reductions for qualifying low-income residential utility customers.

Section 2. Qualifications. To qualify for the Customer Assistance Program, applicants must: (a) reside full-time in the dwelling as their primary residence; (b) directly receive a City of Wilsonville residential utility bill; (c) meet household income eligibility requirements based on gross annual income and total household size; and (d) submit required documentation, including proof of income, a copy of the utility bill, and photo identification. Household income eligibility

thresholds may be based, as determined by the City, on Area Median Income (AMI) or State Median Income (SMI) as follows:

- **30% or less of AMI/SMI:** Eligible for a 70% reduction of sewer utility base fees.
- **31% to 60% of AMI/SMI:** Eligible for a 50% reduction of sewer utility base fees.

Section 3. Discount Structure. Discounts shall apply only to the **base fee portion** of residential sewer utility bills. Usage-based charges shall not be discounted. Approved discounts remain in effect for a period of one (1) year from the date of approval. Participants may reapply annually if eligibility continues. Discounts shall automatically terminate if the utility account is closed.

Section 4. Administration. The City Manager or designee is hereby authorized to implement the Customer Assistance Program, establish necessary administrative procedures, and revise the Customer Assistance Program so long as such revisions are within approved budget authority and do not alter the sewer fees provided in **Exhibit A**. The City will partner with Wilsonville Community Sharing to process applications and verify eligibility. Elimination or expansion of the Customer Assistance Program may be done via Resolution by the City Council without the need for a public hearing unless such expansion or elimination results in changes to utility fees.

Section 5. Reporting. The City Manager or designee will monitor program participation and fiscal impacts and may provide periodic reports to the City Council regarding program performance and financial impact.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 16th day of March, 2026, and filed with the Wilsonville City Recorder this date.

\_\_\_\_\_  
Shawn O’Neil, Mayor

ATTEST:

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Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin

EXHIBITS:

- A. Sewer User Fee Schedule

**Option 2**  
**Sewer User Fee Schedule**

	4/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
<b><u>Base Charge by Class</u></b>					
Single Family Residential/Multifamily	\$23.12	\$26.40	\$29.68	\$32.96	\$36.24
Non-Residential					
5/8" or 3/4"	\$38.66	\$45.39	\$52.11	\$58.84	\$64.42
1"	\$60.62	\$71.17	\$81.71	\$92.25	\$101.01
1 1/2"	\$97.24	\$114.15	\$131.06	\$147.97	\$162.03
2"	\$141.15	\$165.69	\$190.24	\$214.78	\$235.19
3"	\$243.62	\$285.98	\$328.35	\$370.71	\$405.93
4"	\$390.04	\$457.87	\$525.70	\$593.53	\$649.92
6"	\$756.00	\$887.48	\$1,018.95	\$1,150.42	\$1,259.71
8"	\$1,195.17	\$1,403.01	\$1,610.86	\$1,818.70	\$1,991.48
10"	\$2,132.16	\$2,502.96	\$2,873.75	\$3,244.55	\$3,552.78
<b><u>Volume Charge:</u></b> <b><u>per CCF of water (&gt;2 CCF)</u></b>					
Residential (additional units)	\$10.31	\$11.78	\$13.24	\$14.70	\$16.15
Non-Residential (additional units)	\$10.31	\$12.01	\$13.99	\$16.30	\$17.85

<b>High Strength Rates</b>	4/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Flow rate per CCF	\$10.31	\$12.01	\$13.99	\$16.30	\$17.85
BOD rate per Pound	\$1.20	\$1.40	\$1.63	\$1.90	\$2.08
TSS rate per Pound	\$1.20	\$1.40	\$1.63	\$1.90	\$2.08

Note: CCF = 100 cubic feet. Each 100 cubic feet equals approximately 748 gallons.

## Building Division

### Why Are Building Permits Important?

Planning a residential construction project is an exciting undertaking. Whether it's a new addition to your home, a complete renovation, or a simple DIY (do it yourself) project, it is important to obtain the necessary permits before beginning any work, and it is important to understand why.

First and foremost, getting a permit ensures that your project complies with local building codes and safety regulations. Building codes are in place to protect homeowners and ensure the safety of the structure. A permit ensures that your project meets the necessary safety requirements. Without a permit, your project may not be up to code, putting you and your family at risk.

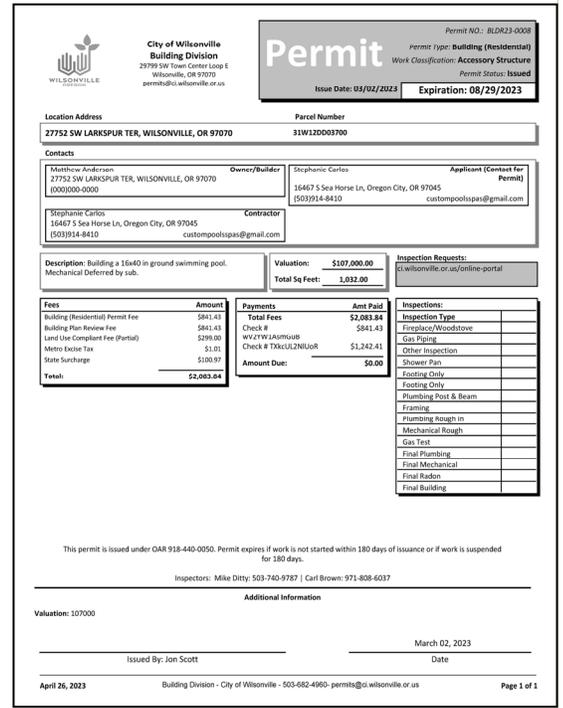
Another important reason to obtain a permit is to ensure that the project meets zoning and land-use regulations. These regulations are put in place to maintain the quality of life in the community and ensure that structures are built in the appropriate zones. A permit allows the City to review your project and ensure that it complies with zoning and land-use regulations.

Getting a permit can also help you avoid legal and financial issues. Unpermitted work can lead to fines, legal battles, and even the demolition of the structure. Additionally, if you decide to sell your home, an unpermitted structure can decrease its value and make it more difficult to sell. By obtaining a permit, you can avoid these legal and financial issues and ensure that your project is legally permitted.

Obtaining a permit also provides you with a record of the work done on your property. This record can be helpful if you decide to sell your home, as it provides evidence of the quality and legality of the construction work. It can also help you when you need to make insurance claims or get financing for future projects.

Finally, obtaining a permit can help you avoid delays in the construction process. While obtaining a permit may seem like an extra step, it can actually save you time in the long run. If you start construction without a permit and the City discovers the work, they may issue a stop-work order, which can lead to costly delays in the project.

Obtaining a permit is an essential step in any residential construction project. It ensures that your project complies with local building codes and safety regulations, meets zoning and land-use regulations, avoids legal and financial issues, provides a record of the work, and avoids delays in the construction process. Contact City Hall to learn more about the permit requirements for your residential project and ensure that your project is safe, legal, and up to code.



**City of Wilsonville Building Division**  
29799 SW River Center Loop E  
Wilsonville, OR 97070  
permits@wilsonville.or.us

**Permit**  
Permit NO.: BDR23-0008  
Permit Type: Building (Residential)  
Work Classification: Accessory Structure  
Permit Status: Issued  
Issue Date: 03/02/2023 Expiration: 08/29/2023

Location Address: 27752 SW LARKSPUR TER, WILSONVILLE, OR 97070 Parcel Number: 31W120003700

Contacts: Matthew Anderson (Owner/Builder), Stephanie Carlos (Contractor), Applicant (Stephanie Carlos)

Description: Building a 15x40 in ground swimming pool. Mechanical Deferred by sub. Valuation: \$107,000.00 Total Sq Feet: 1,032.00

Fees	Amount	Payments	Amount Paid	Inspections
Building (Residential) Permit Fee	\$841.43	Total Fees	\$2,083.84	Inspection Type
Building Plan Review Fee	\$841.43	Check #	\$841.43	Fireplace/Woodstove
Land Use Compliance Fee (Permit)	\$200.00	WV #1763AJM5UB		Gas Piping
Metro Excise Tax	\$1.01	Check # TXKJL2NLU0R	\$1,242.41	Other Inspection
State Surcharge	\$100.97	Amount Due:	\$0.00	Shower Pan
<b>Total</b>	<b>\$2,083.84</b>			Footing Only

Inspection Requests: Footing Only, Plumbing Post & Beam, Framing, Plumbing Rough in, Mechanical Rough, Gas Test, Final Plumbing, Final Mechanical, Final Radon, Final Building

This permit is issued under OAR 918-440-0550. Permit expires if work is not started within 180 days of issuance or if work is suspended for 180 days.

Inspectors: Mike Ditty 503-740-9787 | Carl Brown: 971-858-6037

Valuation: 107000

Issued By: Jon Scott Date: March 02, 2023

April 26, 2023 Building Division - City of Wilsonville - 503-682-4560; permits@wilsonville.or.us Page 1 of 1

## Economic Development Division

### Economic Crosscurrents to Watch

As I prepare this month's update, a few broader economic observations are worth noting. While the headline numbers look steady, there are gathering clouds on the horizon:

- **Strong on the surface:** Inflation and unemployment are roughly where they were a year ago, and the Dow recently topped 50,000. By conventional measures, the economy appears stable.
- **Trade tensions:** Expanding tariffs and retaliatory measures are disrupting exports and increasing costs. Most tariff costs are borne by U.S. consumers and businesses, putting upward pressure on prices.
- **Weaker dollar:** The U.S. dollar has declined over the past year. While that can theoretically boost exports, ongoing trade friction and a growing goods trade deficit may offset those gains and add to inflationary pressure.
- **Federal Reserve uncertainty:** Concerns about political pressure on the Fed could unsettle markets and weaken investor confidence, particularly if interest-rate policy becomes politicized.
- **Market concentration & artificial intelligence (AI) risk:** Stock gains are increasingly concentrated in AI firms with high valuations. If expectations outpace actual earnings (a so-called "bubble"), a correction could ripple through the broader economy.
- **Workforce disruption:** AI and automation will likely create opportunity over time, but near-term job displacement may be significant.



Calm seas today—but prudent companies and communities should prepare for volatility ahead.

### Oregon Legislature: Economic Development in the Spotlight

Economic development has emerged as a significant point of debate in the Oregon Legislature's 2026 short session, drawing strong views from business groups, local governments, and advocates on both sides of the aisle.

- **SB 1586 — Oregon JOBS Act:** This proposal targets Oregon's manufacturing recession by incentivizing job creation and addressing land constraint—by adding 300+ acres to the Metro Urban Growth Boundary (UGB) adjacent to Hillsboro. It has drawn bipartisan testimony in committee, but its prospects remain uncertain, partly due to hesitancy among some Democratic legislators to tackle industrial land and growth issues directly. Wilsonville remains neutral on SB 1586.



## Economic Development Division

### Oregon Legislature: Economic Development in the Spotlight (con't)

- HB 4084 — Governor’s Economic Development Bill: Championing targeted incentives, HB 4084 would strengthen the state’s enterprise zone program, invest about \$40 million in industrial land and introduce state permitting reform. The bill advanced out of the House Revenue Committee and now moves to Joint Ways and Means.



Wilsonville is supportive of HB 4084’s focus on industrial competitiveness and job growth. Mayor O’Neil testified in support at the bill’s first hearing earlier this month. Existing statutes and rules preclude the creation of an enterprise zone in Wilsonville. The enterprise zone provisions in HB 4084 may allow Wilsonville to create an enterprise zone and compete on equal footing with our peers in the Metro region in the future.

These bills illustrate how economic policy is at the forefront of legislative debate this session, attributable in part to recent news and studies that demonstrate Oregon’s lagging ability to attract and retain industry, investment, and jobs in the state.

### Planning Commission Recommends Adoption of EOA and EDS

As part of the larger WILR (Wilsonville Industrial Land Readiness) project, Planning and Economic Development staff presented the final iteration of two project components—the Economic Opportunities Analysis (EOA) and the accompanying Economic Development Strategy (EDS)—to the Planning Commission (PC) on February 11, 2026.

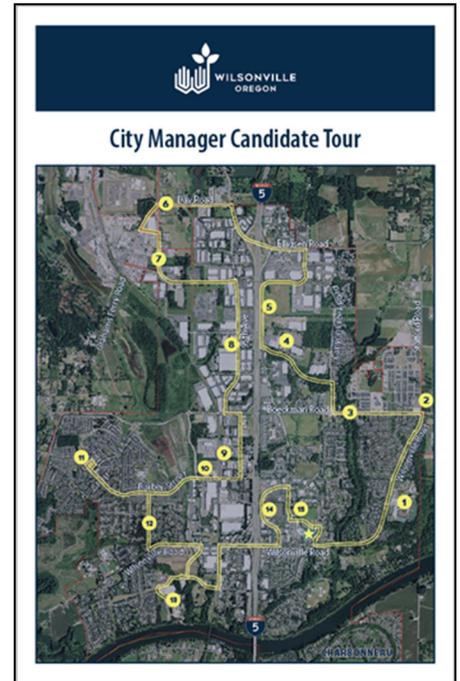


The PC had a series of questions about this body of work, but ultimately no concerns. They voted unanimously to recommend the adoption of the EOA and EDS by the City Council. The Council will hear the first reading of the adopting ordinance (no. 901) on March 2, 2026. If adopted, the EOA and EDS will become the guiding documents for the City’s economic development efforts into the foreseeable future. The EOA makes the technical findings for land need and economic development opportunities based on anticipated job growth and competitive advantages, while the Economic Development Strategy takes those findings and lays out an implementation plan, addressing six (6) key focus areas that will strengthen the City’s economy and livability, while also providing for industry growth.

## Economic Development Division

### City Manager Candidate Tour

Economic Development and Government Affairs staff had the distinct honor to lead the three (3) finalists for the City Manager position on a one-hour citywide tour, beginning and ending at City Hall. We visited schools, Frog Pond’s future growth areas, and the transformative Boeckman Corridor project. We highlighted major employers like Twist Bioscience and Sysco, along with our Coffee Creek and Basalt Creek industrial lands. Stops included the Garden Acres and Brown Road projects, the 95th Avenue employment corridor, and our new Public Works facility. We toured the Vuela affordable housing project, Villebois Village Center, the upgraded Water Treatment Plant, and Town Center—showcasing infrastructure, economic opportunity, and community-building investments shaping Wilsonville’s future.



### Meeting with Swire Coca-Cola

As a division of one, Economic Development staff wears many hats. One such hat is that of ombudsman.

Recently, the City received a number of complaints about Coca-Cola trucks parking for extended periods in Kinsman Road, outside the Swire bottling facility. Staff reached out to the company and scheduled a meeting with their leadership team and the City Engineer.

The meeting was cordial and productive. Swire was aware of the issue, and attributed it to an anomaly related to a supply chain disruption which caused an influx of trucks within a very short period of time. Hence, the backup. They do not expect this to happen again. Moving forward, if similar problems arise, we now have appropriate points of contact at Swire who can resolve the issue in a timely manner.

Following the meeting, we were able to take a tour of the bottling facility and see their recent \$30M investment in a new production line in action.

### Civics Academy

The Community Development Department, including Economic Development, presented to the Civics Academy on February 12. We discussed modern economic development—how Wilsonville focuses on “better,” not just bigger, growth. We discussed property tax as the city’s lifeblood, urban renewal, the Coffee Creek plan, and tools like the WIN incentive program that support job creation, investment, and long-term community vitality.

### Local Business Newsletter

On February 26, we sent out the February 2026 Local Business Newsletter, sharing key updates with Wilsonville’s business community. It highlighted the Wilsonville Area Chamber of Commerce pausing operations, featured Clackamas County business spotlights, invited business travel input via the Port of Portland survey, promoted an entrepreneur mixer, and included the latest regional economic indicators and Willamette Water Supply project updates.



## Engineering Division, Capital Projects

### 2025-2028 Street Maintenance (4014)

The Wilsonville Annual Street Maintenance Program funds the planning, design, and construction of street surface rehabilitation projects necessary to maintain a safe and reliable street network. This project represents the next three years of planned street maintenance across Wilsonville.

### Summer 2025 Completed Construction

This summer, the City completed crack sealing, localized pavement spot repairs, and slurry sealing in the Villebois, Park at Merryfield, and other nearby neighborhoods bounded by the following roads: North of Wilsonville Road, South of Boeckman, West of Kinsman, and East of Grahams Ferry Road. Crack sealing is a maintenance technique used to extend the life of roads by filling in cracks to reduce the infiltration of water. Localized pavement spot repairs consist of construction crews removing and replacing small sections of damaged asphalt. These repairs focus only on the areas that are cracked, crumbling, or uneven. The City released an Invitation to Bid (ITB) on January 21, 2026 for the summer 2026 crack sealing and localized pavement spot repairs. Bids were due on February 11, 2026, and the City received six (6) bids. Notice of Award is expected to be issued in March 2026, and construction is expected to occur in June through August 2026. The City is currently evaluating slurry sealing to follow in summer 2027 and additional areas of crack sealing and localized pavement spot repairs to occur in summer 2028.

- Planned Construction

Century West is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years:

- ◇ FY 2025-26

1. Parkway Center Avenue to Town Center Loop East, Parkway Center Court to Town Center Park
2. Grahams Ferry Road from Cahain Road to Day Road

- ◇ FY 2026-27

1. Boones Ferry Road from Boeckman Road to Ridder Road
2. Nike Drive from 95th Avenue to Boones Ferry Road
3. Ridder Road from 95th Avenue to Boones Ferry Road

- ◇ FY 2027-28

1. Parkway Center Drive from Elligsen Road to Burns Way
2. Sun Place from Best Western to Parkway Avenue

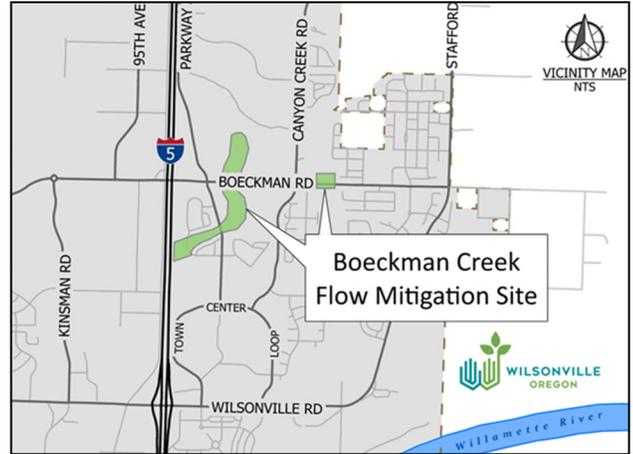
### Annual Pedestrian Enhancements (4717)

This project provides various high visibility pedestrian crossing enhancements throughout the City, with three currently in design at 90% and construction targeted for spring of 2026. These locations include: a mid-block crossing and bus shelter relocation north of Freeman Drive 95th Avenue, a mid-block crossing on Wimbledon Cir S between Courtside Drive and Volley Street, and a mid-block crossing on Parkway Center Drive north of Burns Way. Additional crossing improvements are underway for three locations along Parkway Ave, including Ash Meadows Lane, Ash Meadows Road, and Thunderbird Drive. In addition, this set of upgrades includes accessibility improvements at the east-bound SMART bus stop on Wilsonville Road and Wildcat Way, and for a bike ramp to connect the south-bound bicycle lane on Town Center Loop W to a nearby shared use path. Project survey fieldwork and engineering design for these five new improvements has begun as of January 2026 by Westlake Consultants.

## Engineering Division, Capital Projects

### Boeckman Creek Flow Mitigation (7068)

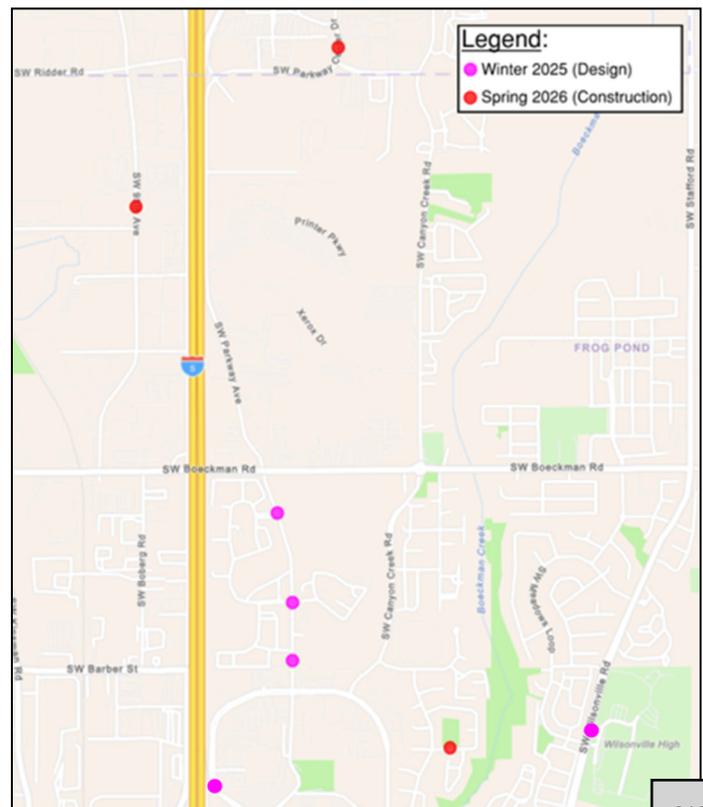
This project will look at stormwater flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the early 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. Plans and bid documents have been finalized after 100% design review. Property acquisition is underway with purchase offers recently presented to property owners. Several Owners have agreed and easements are being recorded. The Invitation to Bid for construction has been advertised, and was awarded at the March 2 City Council meeting to Interlaken, Inc. Project work will occur at several different locations including:



- The dam removal and dig out under the new Boeckman Bridge
- Replacement of overflow grating and weir modifications internal to the Siemens Campus
- Replacement of an undersized culvert on Boeckman Road at the entrance to the Siemens Campus
- Modifications to City piping under Parkway and Ash Meadows

### Brown Road Improvements Project (4216)

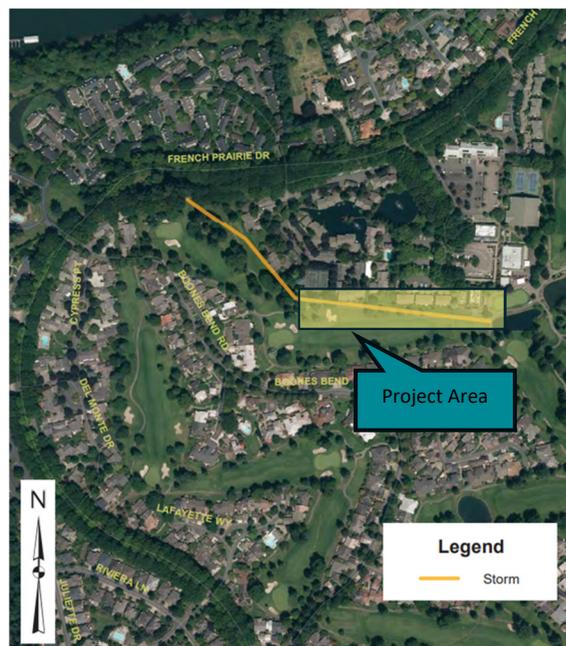
The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. Council approved property acquisitions required to complete the project in August 2025, and the right of way acquisition process is underway. The consultant delivered the 90% design to the City in September of 2025, and the City has provided comments. A third Community Open House was held on December 3, 2025, at Wood Middle School to present updated designs and concepts with the community and any other interested partners. The consultant delivered the 100% design to the City in February 2026 and the Invitation to Bid (ITB) for Construction is expected to be released in early March with bids due in late March or early April. The City anticipates construction will begin in spring of 2026 and will be completed by the end of 2026.



## Engineering Division, Capital Projects

### Charbonneau Storm Improvements Phase II A (7072)

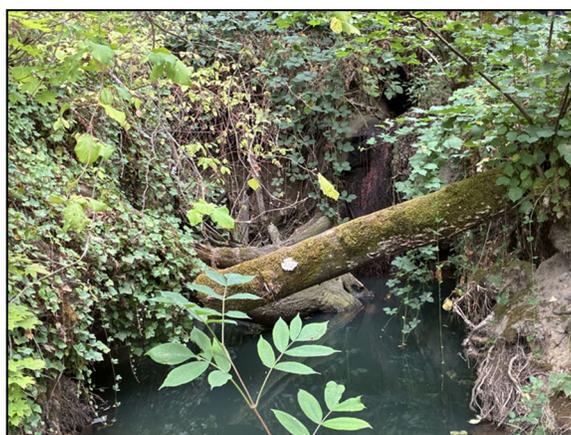
This project provides design and construction for replacement of a portion of the stormwater pipeline as part of the Charbonneau Consolidated Improvement Plan, Project #37 Charbonneau Storm Improvements Phase II. Replacement of the 815-foot long section of 12-inch storm pipe has become a priority project as a result of recent inspection by the Public Works Department that identified significant deterioration and vulnerability to collapse. The pipeline is adjacent to residential and commercial buildings that could be susceptible to damage should the pipeline or a portion of the pipeline collapse or become plugged. Engineering and fieldwork began in January 2026 by 3J Consulting.



### Miley Road - Storm Sewer Improvements (7071)

This project will remove and replace the existing storm sewer and pipe outfall within Miley Road, which is in very poor condition and is a concern for erosion and pipe collapse during a large rain event. Construction is anticipated to be split into two phases: the first phase being the replacement of the sewer outfall and upstream pipe/inlets to the east up to the intersection of Airport Road, and the second phase being removal and replacement of the remainder of the upstream pipe and structures that run parallel to Miley Road up to Armitage Road. A professional services agreement for engineering design and survey fieldwork/data collection was awarded to WSP USA Inc. at the December 15 City Council Meeting.

Data collection and engineering design has begun as of January 2026. Construction of Phase 1 is anticipated for spring 2027 after permitting is complete. Construction of Phase 2 is anticipated to begin in spring 2028.



## Engineering Division, Capital Projects

### **Stafford Road Improvements Project (4219, 2111, and 1158)**

The Stafford Road Improvements Project includes improving a section of Stafford Road between Boeckman Road and Kahle Road to meet current City standards for a major arterial roadway and as detailed in the Frog Pond East and South Master Plan. The roadway improvements consist of urban upgrades to enhance multi-modal connectivity by adding bike lanes, sidewalks, transit stops, and turn lanes that accommodate access to existing and planned adjacent neighborhoods. The project will include two roundabouts with the intersections of Brisband Street and Kahle Road, as well as an enhanced pedestrian crosswalk with a flashing beacon at Frog Pond Lane. In addition to roadway improvements, this project includes an extension of a 12-inch sanitary sewer pipeline and 12-inch drinking water pipeline, as well as undergrounding of overhead utilities and relocation of Portland General Electric high voltage transmission lines on Stafford Road between Boeckman Road and Kahle Road. Surveying, geotechnical explorations, wetland delineation, archeological survey, transportation studies, and a tree inventory began in August 2025 at the project site. The City anticipates the 30% design will be delivered by the consultant team in early 2026.

### **Water System Master Plan (1154)**

The purpose of the Plan is to evaluate necessary capital improvements to accommodate anticipated population growth, meet regulatory requirements, provide seismic resilience, and ensure system reliability. Various elements of the Plan include estimating population growth over the next 20 years, anticipating changes to state and federal regulations, identifying and correcting water storage and transmission capacity limitations, reducing vulnerability to seismic events, and developing emergency response strategies to protect and preserve proper functionality of the City's water supply, storage, and distribution systems. Upon completion, the Plan will be utilized to determine the needed adjustments to water utility rates and system development charges to implement the recommended capital improvements. When the draft Capital Improvement Plan (CIP) is developed, open house meetings will be held to present the recommended CIP and solicit public feedback. These meetings are tentatively scheduled to occur around October 2026.

### **WWTP Aeration Basin Expansion (2113)**

This project constructs a fourth aeration basin and a seventh blower to expand secondary treatment capacity at the Wastewater Treatment Plant (WWTP). The project includes earthwork, landscaping, and site drainage improvements. A design consultant has been selected, with a contract award by City Council anticipated in February 2026. Design is tentatively scheduled to be completed in early 2027, followed by construction through 2028.

### **WWTP Backup UV System Replacement (2109)**

This project will replace the outdated backup UV disinfection system at the Wastewater Treatment Plant (WWTP). The new system will enhance disinfection reliability, ensure compliance with regulatory standards, and provide critical redundancy during peak flows or primary system maintenance. Design is underway, with completion expected in August 2026. Construction is anticipated to occur from September 2026 to September 2027.

## Engineering Division, Capital Projects

### WWSP Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM\_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM\_1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM\_1.3)** The WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville began in fall 2022, with completion planned for 2026. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on Kinsman Road from Wilsonville Road to Barber Street has been completed and restoration at the intersection of Wilsonville Road and Kinsman Road is ongoing. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue began in April 2025 and was completed in November 2025. Pipe install on Ridder Road west of 95th Ave began in June 2025, has been completed, and restoration of the road is ongoing. Temporary traffic control on Kinsman Road, 95th Avenue, and Ridder Road during final restoration efforts will be required to accommodate remaining construction activities. Additional upgrades to the intersections at Boeckman Road and 95th Avenue and Ridder and 95th Avenue are expected to be completed by mid-2026.



## Engineering Division, Private Development

### Residential Construction Activities

#### Canyon Creek South Phase 3

The status of this project remains the same as last month. The project is being purchased by a new contractor who will finish the improvements. The contractor continues to work on punchlist items for closeout. The City is reviewing plans for the open space improvements.

#### Frog Pond West

Frog Pond West continues to see significant construction activities. Home construction in the Frog Pond Crossing, Frog Pond Estates, Frog Pond Oaks, Frog Pond Terrace, Frog Pond Overlook, and Frog Pond Vista subdivisions is on-going.

- The contractor is continuing to work to install a retaining wall and pathways at the Frog Pond Neighborhood Park project.
- Frog Pond Cottage Park Place, Phase I, a 12-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Ridgecrest subdivision, is anticipated to begin construction in spring 2026.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, is under construction. Crews are working finishing stormwater management facilities and preparing to pave when weather allows for it.
- Construction is nearing completion at Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road. The contractor is working on punchlist items.
- Frog Pond Ridgecrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, is preparing the roads for paving when weather allows for it.



Frog Pond Petras



Frog Pond Primary



Frog Pond Ridgecrest

## Natural Resources Division

### Arrowhead Creek Park Riparian Area Planting

On February 14, 2026, the City and Friends of Trees hosted a planting event at Arrowhead Creek Park. 86 volunteers participated in the planting event, which included the installation of 1,000 native trees and shrubs in a riparian area at the park. In addition, volunteers spread 18 yards of mulch and removed trash.

Since 2002, the City of Wilsonville has partnered with Friends of Trees Green Space program on a wide variety of natural resource planting, restoration, and maintenance activities. Founded in 1989, Friends of Trees is a regional leader in improving the urban tree canopy and restoring sensitive natural areas through programs delivered by thousands of volunteers.



## Planning Division, Current

### Administrative Land Use Decisions Issued

- 3 Type A Tree Permits
- 5 Type B Tree Permits
- 2 Class 1 Sign Permits
- 1 Class 1 Administrative Review
- 1 Class 2 Administrative Review

### Construction Permit Review, Development Inspections, and Project Management

In February, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- A new neighborhood park in Frog Pond
- CIS Office Building at Wilsonville Road and Kinsman Road
- Frog Pond Primary School
- Industrial development on Day Road and Garden Acres Road
- Residential subdivisions in Frog Pond West on Canyon Creek Road S
- Villebois Village Center Mixed-use Development
- Vuela Transit Oriented Development (TOD) on Barber Street

### Development Review Board (DRB)

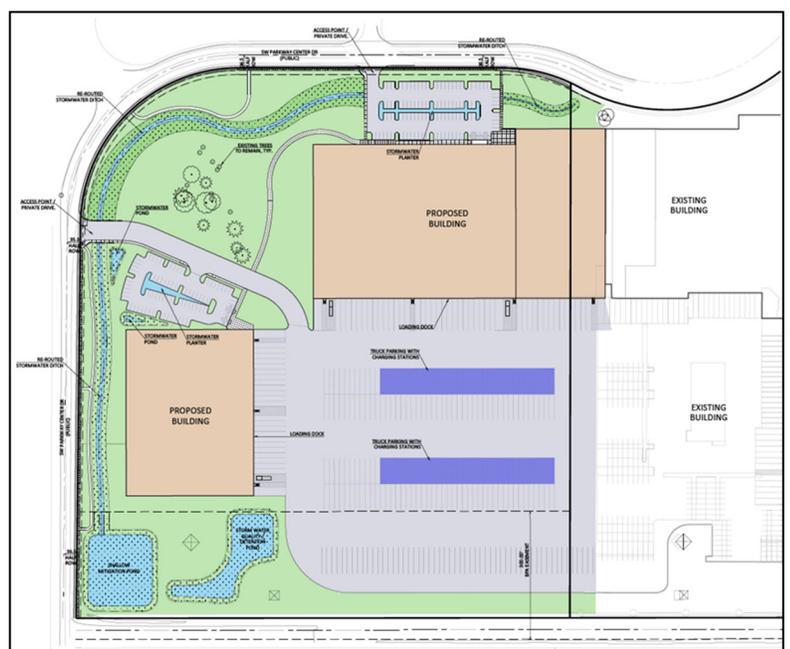
DRB Panel A met on February 9. Staff presented information regarding the Housing Statutory Compliance project and gathered feedback from Board members. Staff also conducted a DRB Motion training exercise for Board members

DRB Panel B met on February 23. Staff presented information regarding the Housing Statutory Compliance project and gathered feedback from Board members. Staff also conducted a DRB Motion training exercise for Board members

### DRB Projects Under Review

During February, Planning staff actively worked on the following projects in preparation for public hearings before the Development Review Board:

- Industrial campus expansion at Sysco
- Vehicle charging station at Barber Street and Boones Ferry Road
- Stafford Ridge, the first proposed development in Frog Pond East
- Twist Bioscience storage buildings at ParkWorks
- PGE Transmission Line Upgrade in northwest Wilsonville



Sysco Expansion – Proposed Site Plan

## Planning Division, Long Range

### **Housing Statutory Compliance Project**

This two-part project will update Wilsonville's Development Code to incorporate new statutory requirements related to residential development from the 2025 Oregon Legislative session. Part 1 of the project will focus on Section 3 of SB 974, which requires cities and counties to issue land use decisions without a public hearing on certain residential development applications, including Wilsonville's most common residential land use applications. The project will integrate Action C of the 2025 Housing Production Strategy, which calls for the City to implement an administrative review process for residential development. In February, the project team gathered input from both Development Review Board Panels about their experiences preparing for hearing items and preferences for meeting dates and time. This information will inform the consideration of draft Development Code amendments that will be shared with Planning Commission and City Council in March and April. The amendments related to Section 3 of SB 974 must be in effect by July 1, 2026.

### **Planning Commission**

On February 11, the Planning Commission held a public hearing after which they unanimously recommended that the City Council adopt the Wilsonville Industrial Land Readiness Economic Opportunities Analysis (EOA) and accompanying Economic Development Strategy (EDS).

### **Wilsonville Industrial Land Readiness (WILR) Project**

The Wilsonville Industrial Land Readiness (WILR) project combines a focused analysis of development potential in the Basalt Creek Concept Plan area with a citywide Economic Opportunities Analysis and Economic Development Strategy. Together, these efforts are designed to guide long-term job growth and land use planning. On February 11, 2026, staff and the consultant team presented the draft Economic Opportunities Analysis (EOA) to the Planning Commission. Following the presentation and discussion, the Planning Commission voted to recommend City Council approval of the EOA. Staff and the consultant team will present the EOA to the City Council at a public hearing on March 2, 2026. The intended outcome of that hearing is formal adoption of the EOA by the City Council.

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- **Fiscal Year 2026-27 Budget:** The fiscal year (FY) 2026-27 budget process is well underway. Department budget meetings with the City Manager were held in February, and capital improvement project (CIP) budget discussions are scheduled for March. As part of this process, we continue to update, as well, the City's five-year financial forecast. While the forecast is anchored by the FY 2026-27 budget, it provides a broader, long-term perspective on the City's financial outlook. As a next step, the proposed budget will be presented to the Budget Committee at meetings scheduled for May 7, 12, and 14 (if needed).
- **General Fund Update:** As the City begins preparing the upcoming budget, staff and Council will review the long-term financial outlook for the General Fund. The General Fund supports many core City services, including police, library, parks, and general administration. Unlike enterprise funds such as stormwater and sewer, the General Fund does not have rate-setting authority to adjust revenues as costs increase.

The General Fund supports a range of operating costs as well as capital investments in city parks and facilities. Over the past three years, more than \$11 million in parks and facilities capital projects have been funded from the General Fund. In addition to capital projects, the cost of providing services also increases annually.

The General Fund's primary revenue source is property tax, which is limited by Oregon Ballot Measures 5 and 50. These measures constrain annual revenue growth, which may not keep pace with inflation or rising service costs. As a result, the City continually evaluates how General Fund resources are allocated among services and infrastructure needs.

The City's current permanent property tax rate is \$2.5206 per \$1,000 of assessed value. For comparison, Tigard's rate is \$2.5131 per \$1,000 of assessed value, in addition to a \$0.29 local option levy and a \$9.38 monthly parks fee, while Sherwood's permanent rate is \$3.2975. In the near future, the City will need to explore additional revenue funding mechanisms to continue the current level of city services.

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- **Utility Billing:** Water shutoffs for non-payment are often a sensitive issue. The City follows uniform, automated billing policies to ensure timely customer payments. These policies are applied consistently and uniformly to all customers, without exceptions based on longevity or tenure.

Because the City cannot evict tenants or repossess property for unpaid utility bills, service interruption is the only enforcement mechanism available. It becomes significantly more difficult to collect balances once they grow large, and the City cannot float unpaid balances or require current customers to subsidize past-due accounts. For this reason, the shutoff process begins when an account reaches 15 days past due, without action by the customer.

In February, service was disconnected for 29 customers. While multiple notices are provided, some customers still feel they were not adequately warned. Our standard communication timeline is as follows:

- **December:** Water usage occurs
- **January:** Bill issued for December usage; payment due January 31.
- **February:** New bill issued for January usage, reflecting any past-due balance
- **Mid-February:** Delinquent notice sent for unpaid balances
- **Final warnings:** Two automated phone calls — one at least three days prior to shutoff and another the day before

Customers enrolled in the online portal also receive three email reminders during this process.

We remain committed to providing clear, timely, and repeated communication before service is disconnected. Overall, delinquency rates remain relatively low. Of approximately 7,300 accounts billed each month, about 300 (less than 5%) receive delinquent notices, and roughly 30 accounts are disconnected for non-payment.

If a customer vacates a property without paying, charges may accumulate for multiple months of usage. In those cases, we send an initial letter providing 30 days to remit payment, followed by a second notice before referring the account to collections. On average, about five accounts per month are sent to collections.

This consistent and automated approach ensures fairness, fiscal responsibility, and protection of the broader ratepayer base.

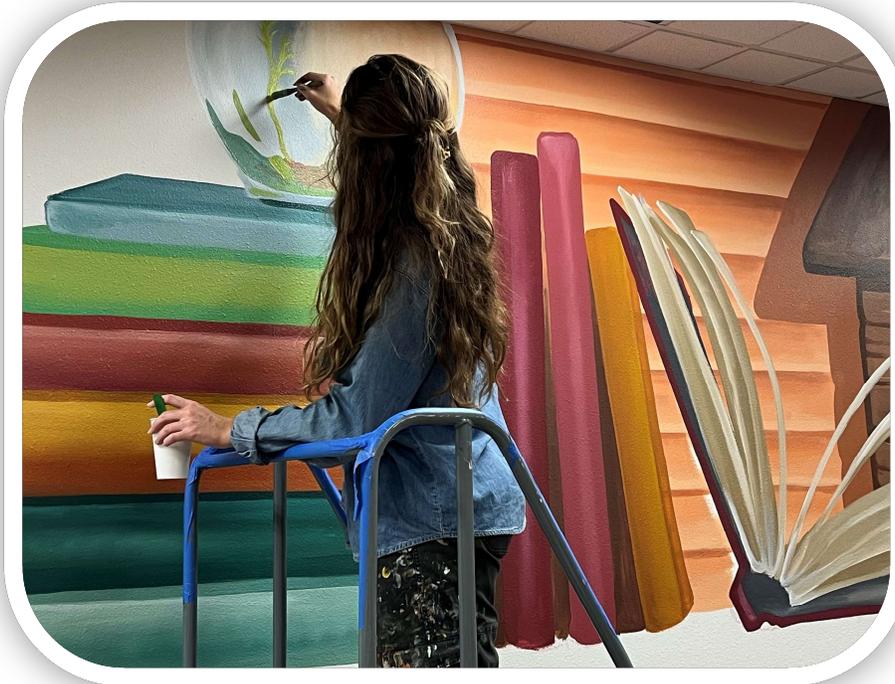
- **Attached Financials:** Finance continues to monitor all departments for on-going budget compliance.

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
<b>110 - General Fund</b>				
Taxes	\$ 17,528,500	\$ 13,385,118	\$ 4,143,382	76%
Intergovernmental	3,254,985	2,381,392	873,593	73%
Licenses and permits	171,700	114,720	56,980	67%
Charges for services	384,102	272,333	111,769	71%
Fines and forfeitures	180,000	112,992	67,008	63%
Investment revenue	531,000	558,804	(27,804)	105%
Other revenues	675,650	847,767	(172,117)	125%
Transfers in	6,477,241	3,588,814	2,888,427	55%
<b>TOTAL REVENUES</b>	<b>\$ 29,203,178</b>	<b>\$ 21,261,940</b>	<b>\$ 7,941,238</b>	<b>73%</b>
Personnel services	\$ 14,095,430	\$ 8,120,842	\$ 5,974,588	58%
Materials and services	14,992,012	8,412,740	6,579,272	56%
Capital outlay	135,000	81,091	53,909	60%
Transfers out	6,049,658	1,783,552	4,266,106	29%
<b>TOTAL EXPENDITURES</b>	<b>\$ 35,272,100</b>	<b>\$ 18,398,225</b>	<b>\$ 16,873,875</b>	<b>52%</b>
<b>610 - Fleet Fund</b>				
Charges for services	\$ 1,933,368	\$ 1,288,912	\$ 644,456	67%
Investment revenue	48,000	32,494	15,506	68%
<b>TOTAL REVENUES</b>	<b>\$ 1,981,368</b>	<b>\$ 1,339,571</b>	<b>\$ 641,797</b>	<b>68%</b>
Personnel services	\$ 1,155,130	\$ 642,422	\$ 512,708	56%
Materials and services	840,440	460,743	379,697	55%
Capital outlay	532,000	162,543	369,457	31%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,527,570</b>	<b>\$ 1,265,709</b>	<b>\$ 1,261,861</b>	<b>50%</b>
<b>230 - Building Inspection Fund</b>				
Licenses and permits	\$ 952,000	\$ 759,638	\$ 192,362	80%
Investment revenue	157,000	115,824	41,176	74%
<b>TOTAL REVENUES</b>	<b>\$ 1,109,000</b>	<b>\$ 875,462</b>	<b>\$ 233,538</b>	<b>79%</b>
Personnel services	\$ 1,148,520	\$ 577,470	\$ 571,050	50%
Materials and services	243,155	124,390	118,765	51%
Transfers out	422,808	281,872	140,936	67%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,814,483</b>	<b>\$ 983,731</b>	<b>\$ 830,752</b>	<b>54%</b>
<b>231 - Community Development Fund</b>				
Licenses and permits	\$ 446,718	\$ 527,567	\$ (80,849)	118%
Charges for services	457,002	200,108	256,894	44%
Intergovernmental	598,995	100,000	498,995	17%
Investment revenue	93,000	78,214	14,786	84%
Transfers in	4,627,515	2,866,013	1,761,503	62%
<b>TOTAL REVENUES</b>	<b>\$ 6,223,230</b>	<b>\$ 3,771,901</b>	<b>\$ 2,451,329</b>	<b>61%</b>
Personnel services	\$ 3,995,690	\$ 2,234,849	\$ 1,760,841	56%
Materials and services	1,031,820	525,031	506,789	51%
Transfers out	1,170,209	549,600	620,609	47%
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,197,719</b>	<b>\$ 3,309,479</b>	<b>\$ 2,888,240</b>	<b>53%</b>
<b>240 - Road Operating Fund</b>				
Intergovernmental	\$ 2,181,000	\$ 1,313,627	\$ 867,373	60%
Investment revenue	26,000	28,493	(2,493)	110%
Transfers in	509,940	496,606	13,334	97%
<b>TOTAL REVENUES</b>	<b>\$ 2,716,940</b>	<b>\$ 1,838,726</b>	<b>\$ 878,214</b>	<b>68%</b>
Personnel services	\$ 608,120	\$ 259,661	\$ 348,459	43%
Materials and services	754,894	434,455	320,439	58%
Capital outlay	44,850	49,362	(4,512)	110%
Debt service	360,000	356,446	3,554	99%
Transfers out	1,420,588	393,213	1,027,375	28%
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,188,452</b>	<b>\$ 1,493,136</b>	<b>\$ 1,695,316</b>	<b>47%</b>

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
<b>241 - Road Maintenance Fund</b>				
Charges for services	\$ 2,661,000	\$ 1,658,803	\$ 1,002,197	62%
Investment revenue	172,000	133,013	38,987	77%
<b>TOTAL REVENUES</b>	<b>\$ 2,833,000</b>	<b>\$ 1,791,817</b>	<b>\$ 1,041,183</b>	<b>63%</b>
Transfers out	\$ 3,081,080	\$ 1,297,910	\$ 1,783,170	42%
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,081,080</b>	<b>\$ 1,297,910</b>	<b>\$ 1,783,170</b>	<b>42%</b>
<b>260 - Transit Fund</b>				
Taxes	\$ 6,300,000	\$ 4,559,701	\$ 1,740,299	72%
Intergovernmental	2,757,000	2,240,179	516,821	81%
Charges for services	20,000	12,224	7,776	61%
Investment revenue	698,000	437,220	260,780	63%
Other revenues	21,000	11,809	9,192	56%
<b>TOTAL REVENUES</b>	<b>\$ 9,796,000</b>	<b>\$ 7,261,133</b>	<b>\$ 2,534,867</b>	<b>74%</b>
Personnel services	\$ 5,871,460	\$ 3,037,500	\$ 2,833,960	52%
Materials and services	2,914,658	1,803,743	1,110,915	62%
Capital outlay	1,158,000	33,402	1,124,598	3%
Transfers out	3,062,248	1,839,293	1,222,955	60%
<b>TOTAL EXPENDITURES</b>	<b>\$ 13,006,366</b>	<b>\$ 6,713,938</b>	<b>\$ 6,292,428</b>	<b>52%</b>
<b>510 - Water Operating Fund</b>				
Charges for services	\$ 10,864,000	\$ 6,781,710	\$ 4,082,290	62%
Investment revenue	412,000	391,623	20,377	95%
Other revenues	40,000	39,016	984	98%
<b>TOTAL REVENUES</b>	<b>\$ 11,316,000</b>	<b>\$ 7,212,350</b>	<b>\$ 4,103,650</b>	<b>64%</b>
Personnel services	\$ 753,650	\$ 307,102	\$ 446,548	41%
Materials and services	5,285,211	2,537,578	2,747,633	48%
Capital outlay	2,204,493	776,870	1,427,623	35%
Debt service	375,000	370,757	4,243	99%
Transfers out	3,700,814	1,167,313	2,533,501	32%
<b>TOTAL EXPENDITURES</b>	<b>\$ 12,319,168</b>	<b>\$ 5,159,619</b>	<b>\$ 7,159,549</b>	<b>42%</b>
<b>520 - Sewer Operating Fund</b>				
Charges for services	\$ 7,833,000	\$ 4,667,810	\$ 3,165,190	60%
Investment revenue	380,000	287,668	92,332	76%
Other revenues	31,500	17,675	13,825	56%
Loan proceeds	10,500,000	-	10,500,000	0%
Transfers in	600,000	600,000	-	100%
<b>TOTAL REVENUES</b>	<b>\$ 19,344,500</b>	<b>\$ 5,573,152</b>	<b>\$ 13,771,348</b>	<b>29%</b>
Personnel services	\$ 505,250	\$ 236,026	\$ 269,224	47%
Materials and services	4,729,522	2,438,447	2,291,075	52%
Capital outlay	114,850	49,362	65,488	43%
Debt service	2,886,000	359,469	2,526,531	12%
Transfers out	13,823,655	1,335,842	12,487,813	10%
<b>TOTAL EXPENDITURES</b>	<b>\$ 22,059,277</b>	<b>\$ 4,419,146</b>	<b>\$ 17,640,131</b>	<b>20%</b>
<b>550 - Street Lighting Fund</b>				
Charges for services	\$ 559,000	\$ 321,010	\$ 237,990	57%
Investment revenue	34,000	29,553	4,447	87%
<b>TOTAL REVENUES</b>	<b>\$ 593,000</b>	<b>\$ 350,564</b>	<b>\$ 242,436</b>	<b>59%</b>
Materials and services	\$ 367,290	\$ 142,612	\$ 224,678	39%
Transfers out	1,280,827	85,147	1,195,680	7%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,648,117</b>	<b>\$ 227,759</b>	<b>\$ 1,420,358</b>	<b>14%</b>
<b>570 - Stormwater Operating Fund</b>				
Charges for services	\$ 3,581,000	\$ 2,112,941	\$ 1,468,059	59%
Investment revenue	242,000	178,010	63,990	74%
<b>TOTAL REVENUES</b>	<b>\$ 3,823,000</b>	<b>\$ 2,290,952</b>	<b>\$ 1,532,048</b>	<b>60%</b>
Personnel services	\$ 480,980	\$ 214,732	\$ 266,248	45%
Materials and services	848,994	389,730	459,264	46%
Capital outlay	44,850	49,362	(4,512)	110%
Debt service	325,000	321,317	3,683	99%
Transfers out	4,759,006	1,089,884	3,669,122	23%
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,458,830</b>	<b>\$ 2,065,024</b>	<b>\$ 4,393,806</b>	<b>32%</b>

	Current Year Budget	Year to Date Activity	Remaining Balance	% Used
<b>336 - Frog Pond Development</b>				
Licenses and permits	\$ 2,500,000	\$ 1,202,660	\$ 1,297,341	48%
Investment revenue	27,000	120,101	(93,101)	445%
<b>TOTAL REVENUES</b>	<b>\$ 2,527,000</b>	<b>\$ 1,322,761</b>	<b>\$ 1,204,239</b>	<b>52%</b>
Materials and services	\$ 19,540	\$ 2,304	\$ 17,236	12%
Transfers out	3,573,177	854,912	2,718,265	24%
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,592,717</b>	<b>\$ 857,216</b>	<b>\$ 2,735,501</b>	<b>24%</b>
<b>348 - Washington County TDT</b>				
Washington County TDT	\$ -	\$ -	\$ -	-
Investment revenue	112,000	71,333	40,667	64%
<b>TOTAL REVENUES</b>	<b>\$ 112,000</b>	<b>\$ 71,333</b>	<b>\$ 40,667</b>	<b>64%</b>
<b>346 - Roads SDC</b>				
System Development Charges	\$ 2,100,000	\$ 2,706,709	\$ (606,709)	129%
Investment revenue	287,000	256,370	30,630	89%
<b>TOTAL REVENUES</b>	<b>\$ 2,387,000</b>	<b>\$ 2,963,079</b>	<b>\$ (576,079)</b>	<b>124%</b>
Materials and services	\$ 40,760	\$ 6,937	\$ 33,823	17%
Transfers out	8,213,181	198,294	8,014,887	2%
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,253,941</b>	<b>\$ 205,232</b>	<b>\$ 8,048,709</b>	<b>2%</b>
<b>396 - Parks SDC</b>				
System Development Charges	\$ 1,320,000	\$ 1,142,960	\$ 177,040	87%
Investment revenue	77,000	71,687	5,313	93%
<b>TOTAL REVENUES</b>	<b>\$ 1,397,000</b>	<b>\$ 1,214,647</b>	<b>\$ 182,353</b>	<b>87%</b>
Materials and services	\$ 9,490	\$ 3,450	\$ 6,040	36%
Transfers out	918,557	56,148	862,409	6%
<b>TOTAL EXPENDITURES</b>	<b>\$ 928,047</b>	<b>\$ 59,598</b>	<b>\$ 868,449</b>	<b>6%</b>
<b>516 - Water SDC</b>				
System Development Charges	\$ 1,000,000	\$ 1,412,218	\$ (412,218)	141%
Investment revenue	65,000	69,676	(4,676)	107%
<b>TOTAL REVENUES</b>	<b>\$ 1,065,000</b>	<b>\$ 1,481,894</b>	<b>\$ (416,894)</b>	<b>139%</b>
Materials and services	\$ 14,570	\$ 3,642	\$ 10,928	25%
Debt service	453,000	450,724	2,276	99%
Transfers out	3,888,490	2,346,278	1,542,212	60%
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,356,060</b>	<b>\$ 2,800,645</b>	<b>\$ 1,555,415</b>	<b>64%</b>
<b>526 - Sewer SDC</b>				
System Development Charges	\$ 1,000,000	\$ 977,025	\$ 22,976	98%
Investment revenue	30,000	41,577	(11,577)	139%
<b>TOTAL REVENUES</b>	<b>\$ 1,030,000</b>	<b>\$ 1,018,601</b>	<b>\$ 11,399</b>	<b>99%</b>
Materials and services	\$ 12,380	\$ 2,507	\$ 9,873	20%
Transfers out	1,751,531	666,043	1,085,488	38%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,763,911</b>	<b>\$ 668,549</b>	<b>\$ 1,095,362</b>	<b>38%</b>
<b>576 - Stormwater SDC</b>				
System Development Charges	\$ 170,000	\$ 251,472	\$ (81,472)	148%
Investment revenue	144,000	91,866	52,134	64%
<b>TOTAL REVENUES</b>	<b>\$ 314,000</b>	<b>\$ 343,338</b>	<b>\$ (29,338)</b>	<b>109%</b>
Materials and services	\$ 5,650	\$ 598	\$ 5,052	11%
Transfers out	647,645	131,735	515,910	20%
<b>TOTAL EXPENDITURES</b>	<b>\$ 653,295</b>	<b>\$ 132,333</b>	<b>\$ 520,962</b>	<b>20%</b>

	<b>Current Year Budget</b>	<b>Year to Date Activity</b>	<b>Remaining Balance</b>	<b>% Used</b>
<b>815 - Westside Capital Projects</b>				
Investment revenue	\$ 224,000	\$ 150,089	\$ 73,911	67%
<b>TOTAL REVENUES</b>	<b>\$ 224,000</b>	<b>\$ 150,089</b>	<b>\$ 73,911</b>	<b>67%</b>
Materials and services	\$ 375,000	\$ 76,188	\$ 298,813	20%
Capital outlay	2,851,000	340,194	2,510,806	12%
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,226,000</b>	<b>\$ 416,381</b>	<b>\$ 2,809,619</b>	<b>13%</b>
<b>825 - Coffee Creek Capital Projects</b>				
Investment revenue	\$ 14,000	\$ 14,683	\$ (683)	105%
Transfers in	500,000	500,000	-	100%
<b>TOTAL REVENUES</b>	<b>\$ 514,000</b>	<b>\$ 514,683</b>	<b>\$ (683)</b>	<b>100%</b>
Materials and services	\$ 236,004	\$ 93,528	\$ 142,476	40%
<b>TOTAL EXPENDITURES</b>	<b>\$ 866,004</b>	<b>\$ 93,528</b>	<b>\$ 772,476</b>	<b>11%</b>
<b>827 - Coffee Creek Debt Service</b>				
Taxes	\$ 718,000	\$ 744,633	\$ (26,633)	104%
Investment revenue	29,000	15,203	13,797	52%
<b>TOTAL REVENUES</b>	<b>\$ 747,000</b>	<b>\$ 759,836</b>	<b>\$ (12,836)</b>	<b>102%</b>
Debt service	\$ 780,000	\$ 639,149	\$ 140,851	82%
<b>TOTAL EXPENDITURES</b>	<b>\$ 780,000</b>	<b>\$ 639,149</b>	<b>\$ 140,851</b>	<b>82%</b>
<b>830 - Wilsonville Investment Now Program</b>				
Taxes	\$ 1,174,100	\$ 832,882	\$ 341,218	71%
<b>TOTAL REVENUES</b>	<b>\$ 1,174,100</b>	<b>\$ 832,882</b>	<b>\$ 341,218</b>	<b>71%</b>
Materials and services	\$ 1,174,100	\$ -	\$ 1,174,100	0%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,174,100</b>	<b>\$ -</b>	<b>\$ 1,174,100</b>	<b>0%</b>



*Artist Julia Hunkler paints a fishbowl on top of a stack of books as part of the new mural in the Children's Room.*

## From the Director

February saw creativity in the works at the library as children and adults gathered to watch artist Julia Hunkler bring a brand new mural to life in the Children's Room. Julia has a whimsical style that suits the Children's Room perfectly. The finished piece will be bright, joyful, and inspirational to our youngest patrons. The mural will officially be unveiled on Wednesday, Mar. 18, at 11:30am after Family Storytime.

To mark the Library's birthday in February, we held a joint fundraiser with the Wilsonville Friends of the Library, to benefit Wilsonville Community Sharing. During the month, red journals stamped with the phrase "I love my library" were available for purchase at the Circulation Desk. People have been picking them up as gifts, keepsakes, or simply as a way to show their support for the library.

Between the mural's energy and the fundraiser's momentum, it's been a month that really highlights how much this community values its library.

*-Shasta Sasser, Library Director*

## Children's Services

### Developmental and Hearing Screenings

Clackamas Education Service District's early learning team provided free developmental and hearing screenings for children birth to five years old on Thursday, Feb. 19. The early learning team also answered parents' and caregivers' questions and gave recommendations on next steps to support their child's development.

### Lunar New Year Grand Finale

Children and their grown-ups were invited to celebrate the conclusion of the Lunar New Year on Saturday, Feb. 21, by participating in a variety of drop-in style games, crafts, and stories with the themes of Lunar New Year and this year's zodiac animal – the horse!

### UPCOMING:

- Series Saturday on Saturday, Mar. 7, at 2pm.
- Springtime Take and Make kits available starting Saturday, Mar. 21
- Pink Pig Puppet Theatre on Saturday, Mar. 28, at 11am.



*Young patrons at the Series Saturday program on Feb. 7 participated in activities related to the popular "I Survived" book series.*



*The February "Library After Dark" event proved incredibly popular with teens. They enjoyed watching the film "Five Nights at Freddy's 2" and followed it with a series of online Jackbox games and sessions of zombie tag. The event ran for three hours and delighted the teens.*

## Teen Services

### Teen Craft Club

Librarian Crystal led this month's club in making "I Love Oregon" string art on Saturday, Feb. 14.

### Teen "Library After Dark"

After hours on Friday, Feb. 20, 55 teens had the library to themselves for a film screening of "Five Nights at Freddy's 2," Jackbox games, and zombie tag.

### UPCOMING:

- Teen Afterschool Drop-in Activities on Wednesdays, from 3-6pm.
- Teen Craft Club on Saturday, Mar. 21, at 3pm featuring friendship bracelets.

## Adult Services

### Black History Month Film Series

In celebration of Black History Month, the library held free screenings of films honoring the history of African Americans through film on Fridays in February.

### “A Man Called York” presentation

Oregon Black Pioneers gave a presentation on Monday, Feb. 9, about York, the enslaved Black man brought by William Clark as part of the Lewis and Clark Expedition.

### “And Still I Rise: Harriet Tubman”

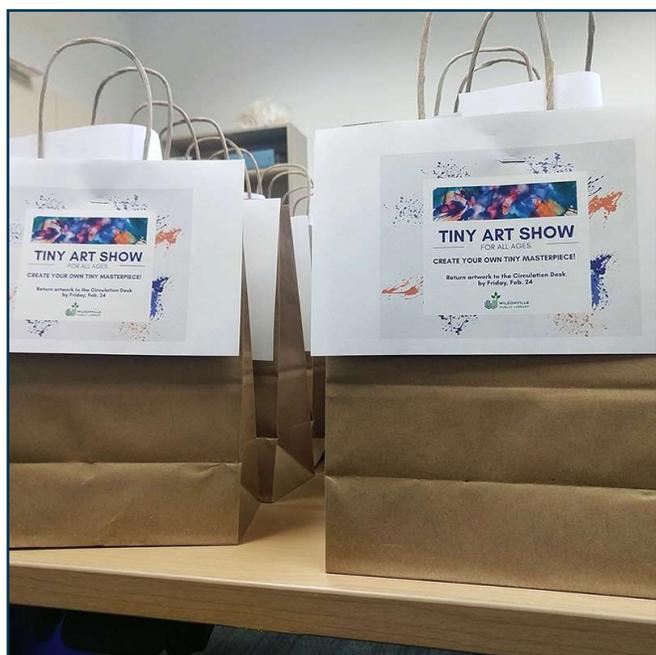
As part of the monthly online “Profiles” series and in honor of Black History Month, Dr. Bill Thierfelder gave a presentation about Harriet Tubman on Wednesday, Feb. 4.

### UPCOMING:

- Trivia Night: March Madness on Thursday, Mar. 12, at 6pm.
- “The Cello Who Loved Me” author talk on Saturday, Mar. 14, at 1pm
- Goodwill Job & Resource Fair on Friday, Mar. 27, at 11am.



*Evergreen Aviation and Space Museum docent Donn Anderson answers questions at the end of the Space Talk on Saturday, Feb. 7.*



*Tiny Art Show kits proved to be very popular, with all 200 kits claimed the same day they became available.*

## Around the Library

### Tiny Art Show kits

The library provided 200 mini art kits for artists of all ages to pick up for our 4th annual Tiny Art Show. Each kit included a set of 6 acrylic paints, a paintbrush, and a 3”x3” canvas.

The kits were available starting Sunday, Feb. 1, and were all claimed within three hours! We’re excited to see what artworks get submitted.

### Winter Reading Challenge ends

The Winter Reading Challenge for all ages ended Feb. 28. Participants picked up Bingo reading game boards and turned in completed game boards for entry into a prize drawing for Powell’s Books gift cards.

# FEBRUARY

Books

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>1</p> <p><b>Tiny Art Show</b> Supplies while they last. Return artwork by February 27.</p> <p><b>Black History Scavenger Hunt</b> All Month Find clues in the library to solve the word puzzle and win a prize!</p>	<p>2</p> <p><b>Computer Basics</b> 11am-12pm</p> <p><b>Sit and Stitch</b> 1:30-3pm</p> <p><b>Genealogy Club</b> 1-2:30pm</p>	<p>3</p> <p><b>ODHS</b> 10am-12pm 1-3pm</p> <p><b>Intermediate ESL</b> 10-11:30am</p> <p><b>Toddler Time</b> 10:30-11am 11:15-11:45am</p> <p><b>Baby Storytime</b> 12:15-12:55pm</p>	<p>4</p> <p><b>Profiles</b> Harriet Tubman 11-12:30pm</p> <p><b>Family Storytime</b> 10:30-11am</p> <p><b>Teen After School Drop-in</b> 3-6pm</p>	<p>5</p> <p><b>Family Storytime</b> 10:30-11am</p>	<p>6</p> <p><b>WIC Pop-Up Clinic</b> 10am-12pm 1-4pm</p> <p><b>Play Group</b> 10:30am-12pm</p> <p><b>Black History Film Series</b> 3-5pm</p>	<p>7</p> <p><b>Space Talks</b> 11am-12:30pm</p> <p><b>Series Saturday</b> 2-3pm</p>
<p>8</p>	<p>9</p> <p><b>Gmail</b> 11am-12pm</p> <p><b>Sit and Stitch</b> 1:30-3pm</p> <p><b>Teen Advisory Board</b> 4:30-5:30pm</p> <p><b>A Man Called York</b> 6-7:30pm</p>	<p>10</p> <p><b>ODHS</b> 10am-12pm 1-3pm</p> <p><b>Intermediate ESL</b> 10-11:30am</p> <p><b>Blood Drive</b> 1-6pm</p>	<p>11</p>	<p>12</p> <p><b>Tabletop Night</b> What Do You Meme? 6-7:30pm</p>	<p>13</p> <p><b>Black History Film Series</b> Ruby Bridges (1998) 3-5pm</p>	<p> <b>Library Birthday</b></p> <p><b>Spanish Storytime</b> 11am-11:30am</p> <p><b>Booknotes Concert</b> 2-3pm</p> <p><b>Teen Craft Club</b> 3-5pm</p>
<p>15</p>	<p>16</p> <p><b>Presidents' Day</b> Library Closed</p>	<p>17</p> <p><b>ODHS</b> 10am-12pm 1-3pm</p> <p><b>Intermediate ESL</b> 10-11:30am</p> <p><b>Toddler Time</b> 10:30-11am 11:15-11:45am</p> <p><b>Baby Storytime</b> 12:15-12:55pm</p>	<p>18</p> <p><b>Family Storytime</b> 10:30-11am</p> <p><b>Teen After School Drop-in</b> 3-6pm</p>	<p>19</p> <p><b>Family Storytime</b> 10:30-11am</p>	<p>20</p> <p><b>WIC Pop-Up Clinic</b> 10am-12pm 1-4pm</p> <p><b>Play Group</b> 10:30am-12pm</p> <p><b>Black History Film Series</b> 3-5pm</p>	<p>21</p> <p><b>Heart Strings Mandarin</b> 11-11:30am</p> <p><b>Lunar New Year Grand Finale with Fun Activities</b> 12pm-2pm</p>
<p>22</p>	<p>23</p> <p><b>Online Job Seeking</b> 11am-12pm</p> <p><b>Sit and Stitch</b> 1:30-3pm</p> <p><b>Teen Advisory Board</b> 4:30-5:30pm</p>	<p>24</p> <p><b>ODHS</b> 10am-12pm 1-3pm</p> <p><b>Intermediate ESL</b> 10-11:30am</p> <p><b>Toddler Time</b> 10:30-11am 11:15-11:45am</p> <p><b>Baby Storytime</b> 12:15-12:55pm</p>	<p>25</p> <p><b>Family Storytime</b> 10:30-11am</p> <p><b>Community Center Book Club</b> 1-2pm</p> <p><b>Teen After School Drop-in</b> 3-6pm</p>	<p>26</p> <p><b>Family Storytime</b> 10:30-11am</p>	<p>27</p> <p><b>Play Group</b> 10:30am-12pm</p> <p><b>Black History Film Series</b> 3-5pm</p>	<p>28</p>

8200 SW Wilsonville Road  
Wilsonville, OR 97070  
(503) 682-2744  
wilsonvillelibrary.org  
reference@wilsonvillelibrary.org

Monday - Thursday 10-8  
Friday - Saturday 10-6  
Sunday 1-6



WILSONVILLE  
PUBLIC LIBRARY



## Recreation Updates

### Summer Registration Opens April 6!

The Summer season is around the corner, and with that, summer registration opening! Mark your calendars... all classes, programs, and summer camps will be open for registration on Monday, April 6. The summer activity guide will also feature special event information for gatherings such as Movies in the Park, Skate Jam, Party in the Park, Pride Celebration, Juneteenth, Summer Concerts and much more!

### Community Garden Plots

Community Garden registration opened in February. Those interested in getting a plot for the 2026 growing season can find available plots at [WilsonvilleParksandRec.com/Register](http://WilsonvilleParksandRec.com/Register)

Many gardeners are returning members that had a plot in 2025. A total of 26 in-ground plots remain open for registration at this time, with a limit of one plot per household. In-ground plots are roughly 9x10 and cost \$22 for the year. The community garden is open year round and features a deer fence, on site water and compost collection.

### Father/Daughter Neon Night

The Community Center hosted the annual father/daughter dance night on Friday, February 20 from 7-pm. This year's theme was Neon Night. The multipurpose room was aglow thanks to rented black lights and professional DJ booth. The sold out event with 136 participants featured snacks, a live DJ, professional photo booth, dancing and a glow paint station.

## Upcoming Events

**Facility Rental Applications Accepted:** March 9 (Residents), March 16 (Non-residents)

**Stein-Boozier Barn Open Houses:** March 14 and 28, 10am-2pm

**Community Egg Hunt:** April 4, 10am, Memorial Park Sports Fields

**WERK Day:** April 25 9-11am, Memorial Park (Complimentary Breakfast at the Community Center, 8-9 am)

**New Moms Walk:** April 26, 10am, Memorial Park

**Light in the Park: A Temporary Light Art Installation:** May 1, 7:30pm—9:30pm (Kick off), Memorial Park

**Sunset Book Swap:** June 4, Grove Shelter, 7pm

## Community Center Updates

### Senior to Senior Conversations/Adopt a Grandparent Event

Students from the Rotary's Interact Club spent the afternoon getting to know some older adults at the Community Center. The high school aged students, along with two of their mentors, had the opportunity to discuss life experiences with Wilsonville seniors. It was also a good opportunity for the older adults to learn what today's youth generation enjoys and strives for.



### Medicare Prescription Drug Coverage Workshop

Representatives from Clackamas County SHIBA (Senior Health Insurance Benefits Assistance) presented a workshop surrounding Medicare prescription drug coverage, how to manage those costs, and financial assistance programs that community members may be eligible for.

### Long Term Care Workshop

A representative of Rose Elder Law presented a workshop centered around Medicaid planning, preserving and protecting assets, and veteran's benefits.

## Arts Updates



In February, Julia Hunkler worked on completing installation of a new mural in the Children's Section at the Wilsonville Public Library. This project was managed by Library and Arts Staff, and funded by the Wilsonville Public Library Foundation. The Artist, Julia Hunkler, was selected by a selection panel consisting of staff, Library Foundation Members, and ACHC members. The Community is so excited for this new mural and a reception will take place on March 18 at 11:30am to celebrate it.

## Board Highlights

### Arts, Culture, and Heritage Commission (ACHC)

While the ACHC did not meet in February, staff implemented the hearts online auction, continued to work on planning upcoming events, and supported the mural work of the new Children’s Section Mural at the Wilsonville Public Library.

### Kitakata Sister City Advisory Board

The Kitakata Sister City Advisory Board met in February to discuss the heartbreaking passing of long time Sister City Association member Jiro Sato. The board also discussed future programming and events.

### Parks and Recreation Advisory Board

The Parks and Recreation Advisory Board did not meet in February but will meet in April during their regularly scheduled meeting to review Community Opportunity Grant submissions and receive updates on current projects.

## Parks Updates

February was another productive month for the Parks Maintenance division. Memorial Park’s new playground installation is progressing nicely with the grand opening slated for April. Frog Pond Park is also seeing substantial progress with the installation of hardscapes, landscape plantings, and stone walls. Memorial Shelter has also had structural, electrical and roof improvements recently completed. Murase and Town Center water feature mechanical rooms are being overhauled in preparation for the water features opening in June. The Maintenance division made repairs to Canyon Creek Park’s footbridge by replacing deck boards and railings that were failing.

The custodial process is being revamped for our public restrooms. The Parks Department is migrating to Buckeye cleaning products, which is the same chemical cleaning product line that is currently being utilized by the Public Works Facilities Team. Buckeye’s effective green seal certified products are better for our Janitors, public visitors, and the environment. Additionally, new standard operating procedures and internal communication tools are being implemented to raise the standard of care.





# City of Wilsonville Police

FEBRUARY 2026

## Wilsonville Police to Bid Farewell to Mental Health Specialist Brenda Evans

The Wilsonville Police Department will soon say goodbye to Mental Health Specialist Brenda Evans, LCSW, whose work over the past three years has strengthened the department's connection to mental health services and community resources.

Evans joined Clackamas County in January 2023 and was assigned to work alongside Wilsonville Police officers in the community. The collaboration proved to be highly effective, providing specialized support for individuals experiencing mental health challenges.

During her time with the department, Evans responded with deputies on mental-health-related calls, helped connect residents with critical services, assisted vulnerable individuals in finding housing, and provided education and awareness around mental health issues.

Evans will be leaving Wilsonville to return to her roots in Utah. Her final day with the Wilsonville Police Department will be March 13.

She will be greatly missed, and the department will soon welcome a new mental health specialist who will continue the important work she helped establish.





Property Crimes

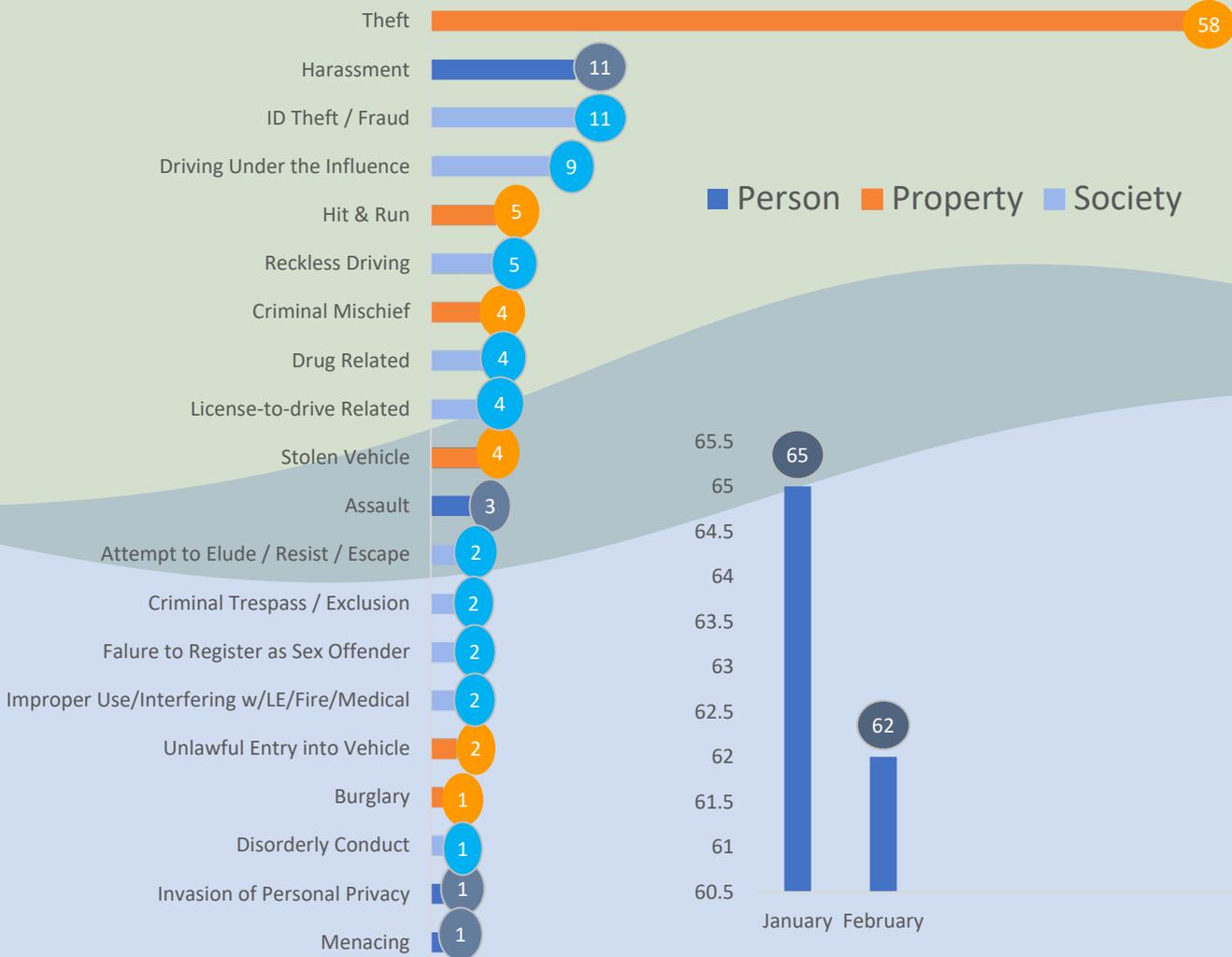
86

Society Crimes

33

Person Crimes

18



The Clackamas County Sheriff's Office has reformatted its dashboards and narrowed the information presented to crimes resulting in reports.

To review dashboards and the included activity maps, please visit:

[Reported Crime Dashboards | Clackamas County Sheriff's Office \(OR\)](#)

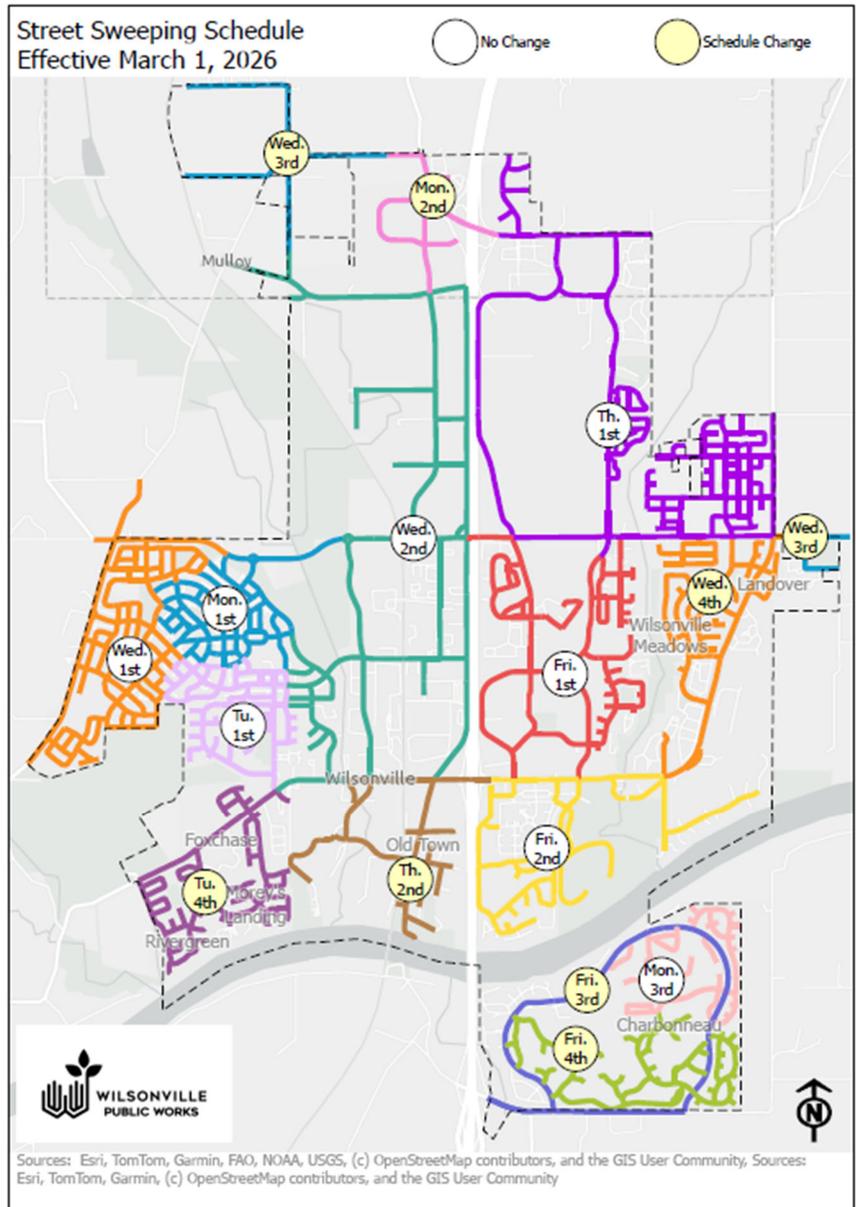
**From The Director’s Office:**

Recently Public Works executed a new street sweeping contract to provide monthly sweeping of all city streets, additional monthly sweeping of specific bike lanes, quarterly sweeping of city parking lots and twice a year sweeping of the public works and fleet maintenance yards.

Street sweeping helps protect the water quality of the natural areas by removing heavy metals for the roads. It helps reduce flood risks, improves safety and enhances the city aesthetics by removing trash and debris.

The sweeping vendor, Green Sweep Asphalt Services in coordination with the City’s solids waste collections company, Republic Services developed a new sweeping schedule that will minimize conflict between their services.

To ensure community members are informed about which day the street sweeper will be cleaning on their road, Public Works staff created and posted an updated street sweeping schedule on the city website as seen here.



**Best Regards,**

**Delora Kerber, Public Works Director**

## Roads

### Give The Signal

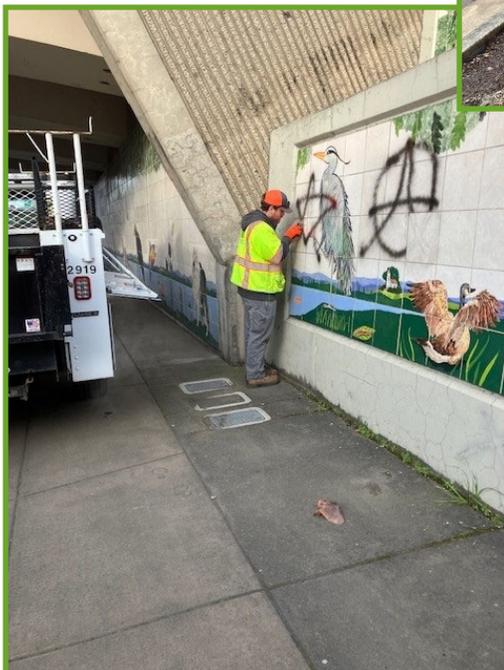
Roads Lead Specialist Ricardo Anselmo is shown below working to replace the battery in a School Zone signal light. Did you know that the Roads division works in conjunction with the Clackamas County Transportation Department to ensure that signals are functioning properly? All traffic signals and intersection signal maintenance that require a certified electrician are handled by Clackamas County; with select crosswalk and school zone lights falling under the City's maintenance agreement with the County. To report a signal outage or malfunction, you can call the Clackamas County Transportation Department's Road Concerns line at 503-557-6391. The County will work directly with City of Wilsonville to relay any repairs that are handled by the City staff.



## Roads

### Business As Usual

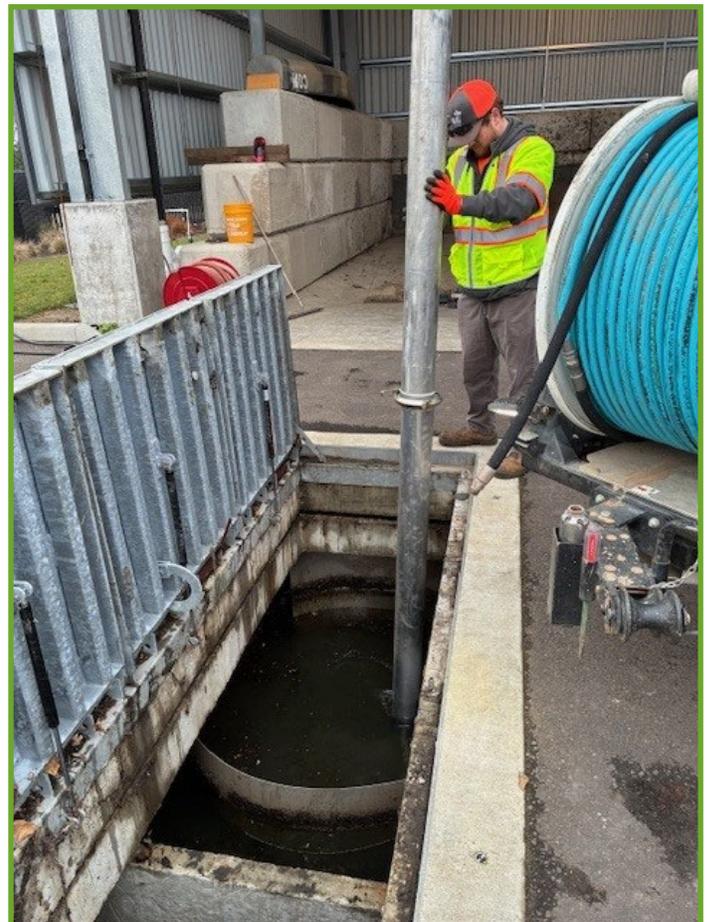
Pesky potholes, sign work, graffiti removal and applying preemergent weed control kept the Roads team busy during February. These ever-present monthly tasks keep the City safe and attractive.



## Stormwater

### Where Does It All Go?

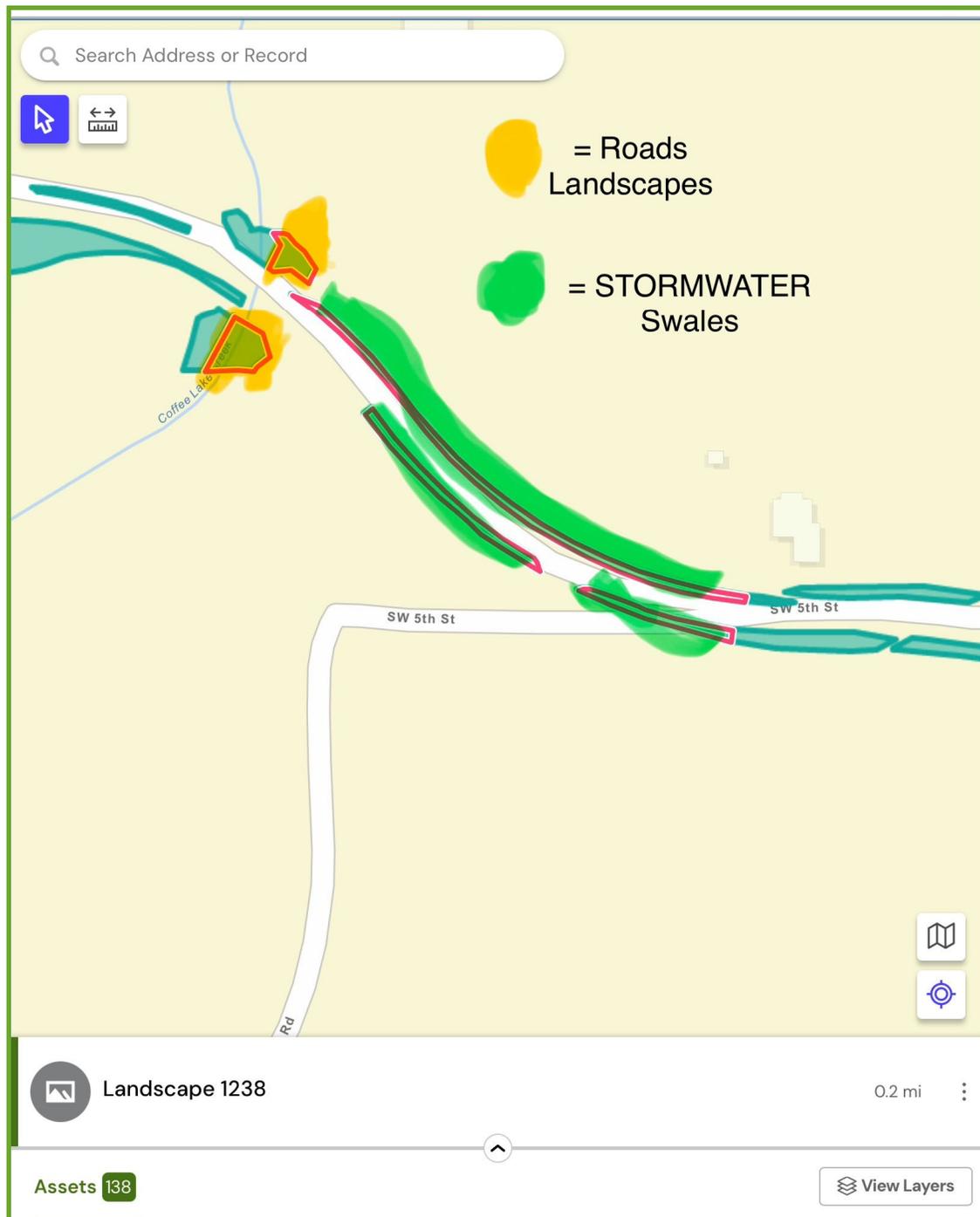
Stormwater may not be something you think about until an atmospheric river weather event, but the Stormwater team uses these heavy rainfall events to conduct checks of on-demand stormwater inlets, like the one shown below. In the second photo, Roads and Stormwater Technician Mark Gerstner is working to clean out the decant and water quality facility at the Public Works Complex in advance of the annual catch basin inspection and cleaning project.



# Stormwater

## Whose Map Is It Anyway?

February brought unusually mild weather, and that allowed the Stormwater crew to kick off a long-anticipated project— completing field inspections to verify or “truth out” our Roads and Stormwater landscapes and utility jurisdictions, maintenance demands, and asset ownership. We paired this project with regularly scheduled tree trimming inspections using our asset management system, Cartegraph. This robust software tool allows us to keep all relevant data and maintenance history in one place. Below is a screenshot from a field inspection, noting which assets are the Roads team responsibility versus a Stormwater team responsibility. The screen shot below gives you a glimpse of how revisions to the data are taken from field notes and translated into assets.

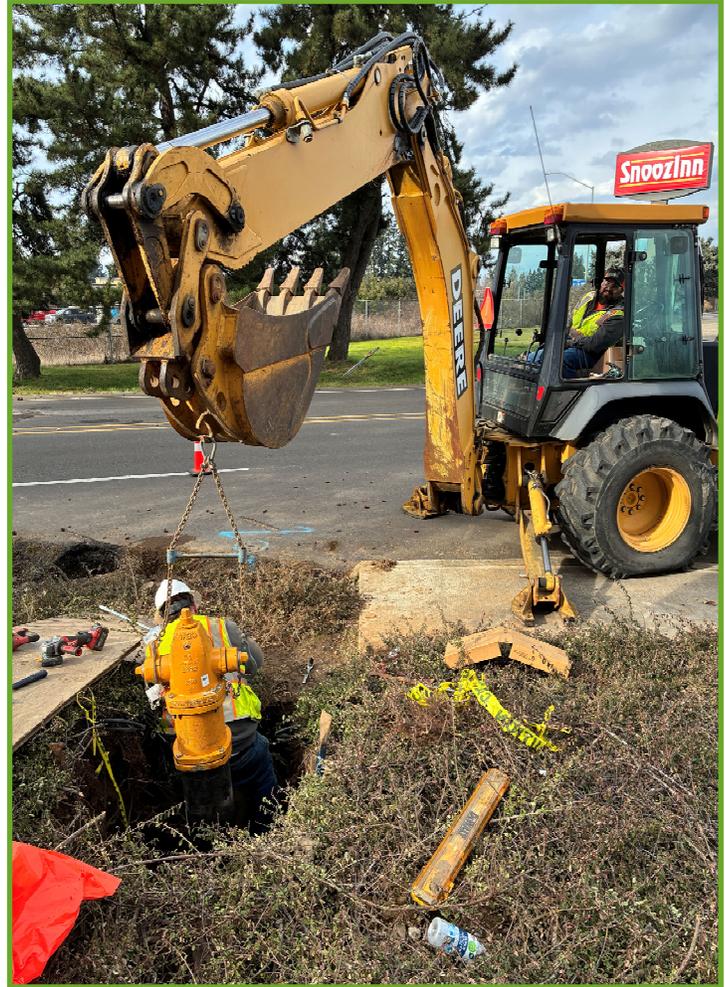


## Utilities

### Service Restored

Final repairs were made to the hydrant broken by a high speed collision on SW Parkway.

Utilities Technicians had to construct new restraints as well as installing an entirely new hydrant



Crews are also dedicating their time to replacing water meters that are 20 years or older. Water meters contain a lithium-ion battery inside the unit; this battery has a 25 year life expectancy. Getting a head start on these near-expired batteries in the meters ensures functionality and accuracy before any wear and tear problems can occur. An ounce of prevention is preferable to a pound of cure!

## Utilities

### 3 Million Gallons, But Who's Counting?

Construction is nearly complete at the Tooze Road water reservoir site. This reservoir was built to ensure the City can provide adequate water flow in the event of a fire emergency; as well to prepare for future growth and water demand in the City. Soon the electricians and construction crews will complete their work, finalizing the roadways and security systems around this important asset.



## Facilities

### Tuff Work

Facilities Landscape Technicians Luke McKinnon and Reynaldo Pineda reworked some landscaping at the Library after the installation of a new Tuff Shed storage building. The Tuff Shed provides secure storage for supplies and equipment used for Library special events. New shrubs and bark dust adjacent to the storage shed keep the landscape looking natural and tidy, consistent with the surrounding vegetation.



## Facilities

### Summer Shelter Glow Up

Last year the Facilities team was forced to close the Memorial Park Forest Shelter due to failing supports that could pose a serious safety threat to anyone using the structure. With the onset of Spring, crews have been working diligently to complete the retrofit in order to have the shelter open for summer enjoyment.



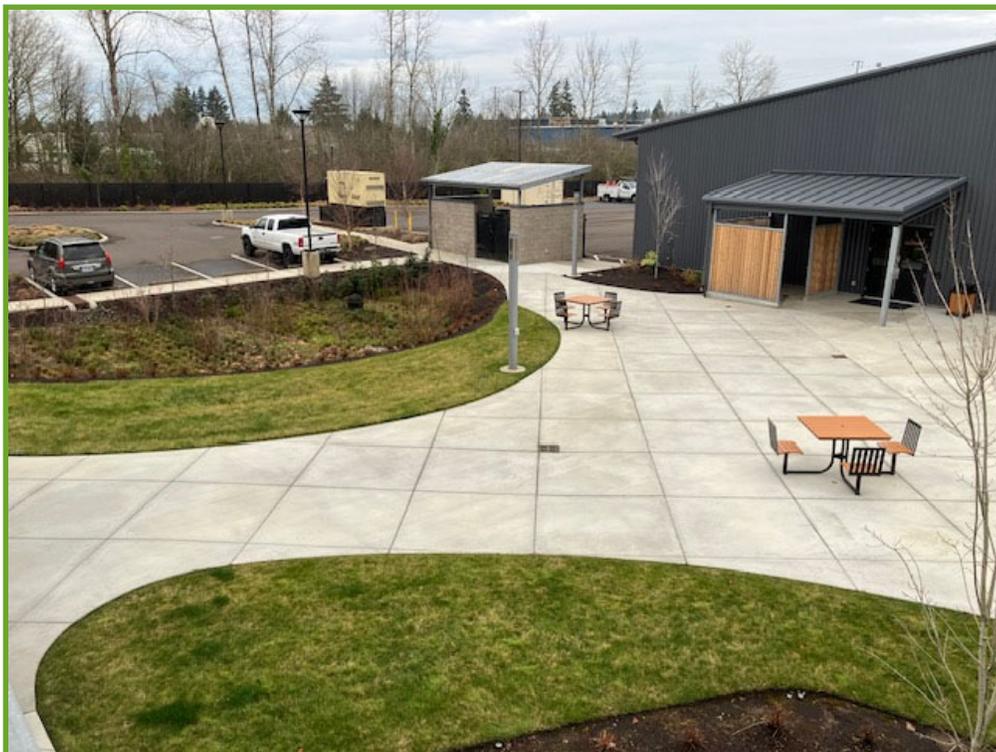
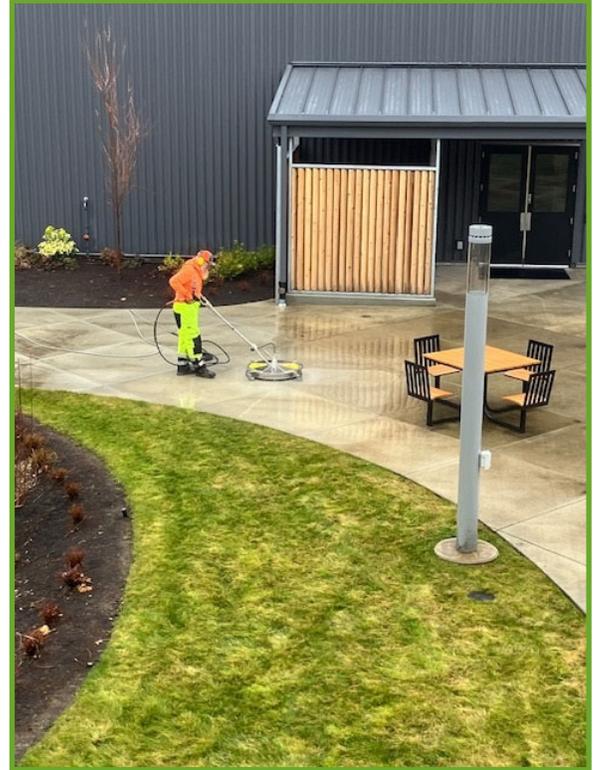
Shown here are one of the rotted wooden beams that caused the closure, as well as restoration in progress. New steel beams are replacing the old wooden beams. Wooden braces are constructed to support the shelter during the installation of these new, stronger steel beams. After some touch up work to siding and paint the shelter will be inspected and added back to the roster of venues for summer fun in Memorial Park.



## Facilities

### Order of Operations

Facilities Seasonal employee Noah Fiscus spent several days scrubbing and power washing the heavily-traveled courtyard at the Public Works Complex. Even with several boot washing stations onsite, this courtyard sees quite a bit of dirt and water daily. Before the courtyard was cleaned, the Landscape team spent a full day trimming back vegetation in the bioswale, getting everything prepped for fast and furious spring growth.





## FEBRUARY 2026 REPORT Transit/Fleet

Where does the time go? A question as old as time itself. A question that is void of a provable answer. I accept the theory that time is neutral, neither good nor bad. I have no doubt that time flies. But where exactly does time fly to? Does time have a destination it prefers over all others? Perhaps there exists a vast hole in the universe that harbors all the time we can send its way. Perhaps our memories are the keeper of time, time lost, time missed, and time wasted. Wherever time goes, whatever time does, time is selfish, will always be fleeting, and will never wait for you or for me. Time does exactly what time does... slips away like water through fingers.

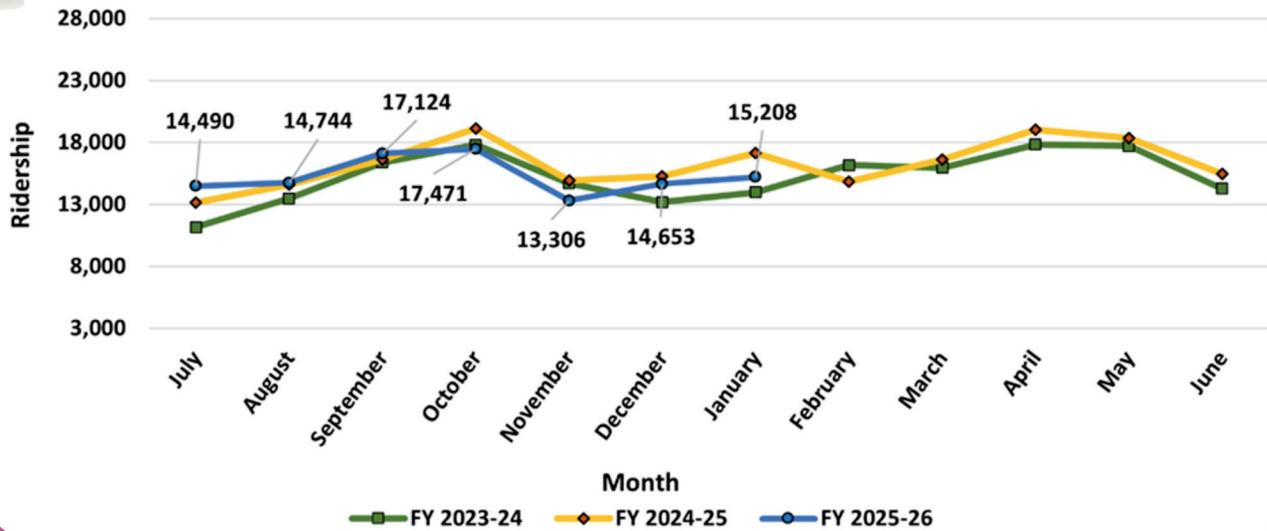
**Dwight Brashear**  
Transit Director



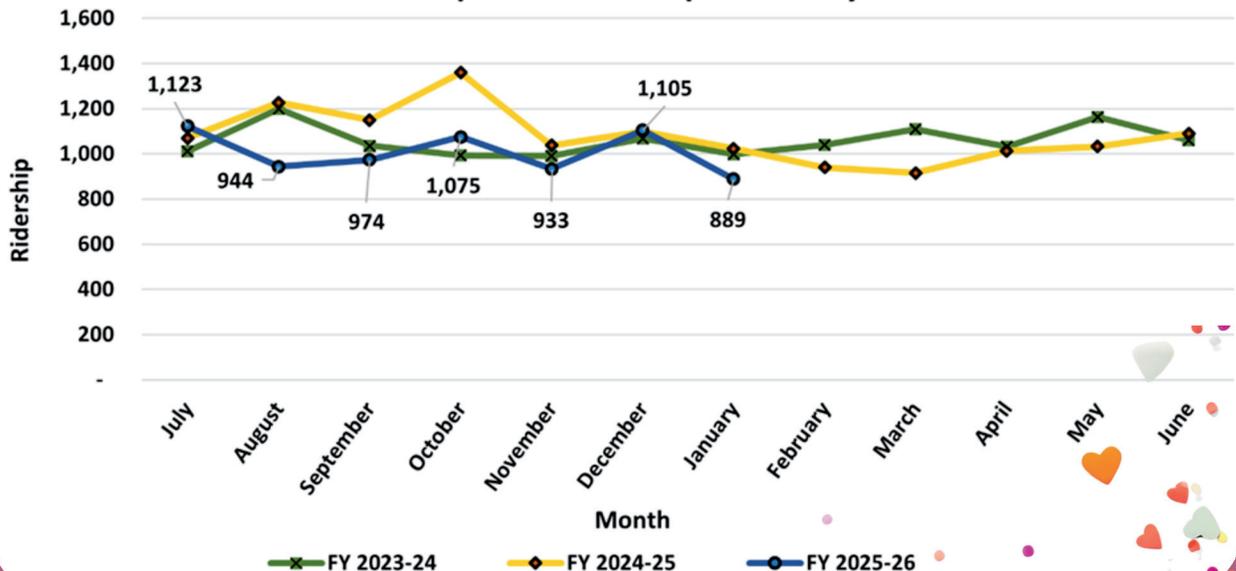
# RIDERSHIP TRENDS

Anne MacCracken

### Fixed Route Ridership Trends by Month



### Demand Response Ridership Trends by Month



# OPERATIONS



*Diana Kotler*

On Monday, January 5, 2026, SMART Route 12X began operations, providing essential transportation service between Wilsonville, Woodburn Memorial Transit Center, and the Amazon Fulfillment Center. The route was specifically structured to align with Amazon employee work schedules. During its first month of service, SMART successfully delivered 299 trips connecting these locations.

Another significant milestone was reached in January 2026 with the opening of the Vuela residential complex. As a result, the Wilsonville Transit Center has returned to full pre-construction operations.

Tenant improvements for the SMART Customer Service Center are currently underway, with an anticipated opening in Spring 2026.

Looking ahead, the SMART team is collaborating with local partners to launch service to Clackamas Town Center (SMART Route 10X) beginning Monday, May 4, 2026. Service presentations and updates have been provided to the City of West Linn, Riverside High School, and TriMet. In preparation for this expansion, a driver training class is currently in session to ensure adequate staffing for the new Clackamas Town Center transit service.



# GRANTS & PROGRAMS

*Kelsey Lewis*

## What is a Transit Asset Management (TAM) Plan?

Every transit agency must develop a transit asset management (TAM) plan if it owns, operates, or manages capital assets used to provide public transportation and receives federal financial assistance. As a smaller transit provider (operating less than 100 vehicles), SMART participates in the statewide TAM Plan that the Oregon Dept. of Transportation develops. Transit Asset management is a business model that uses the condition of assets to guide the optimal prioritization of

funding to keep transit networks across the United States in a State of Good Repair.

TAM plans must be updated at least every 4 years, and the new TAM plan is due in 2026. In preparation for that update, SMART staff has been reviewing and ensuring that each asset we operate (vehicles, facilities, and equipment) is recorded correctly and with updated condition information in the State's software system.



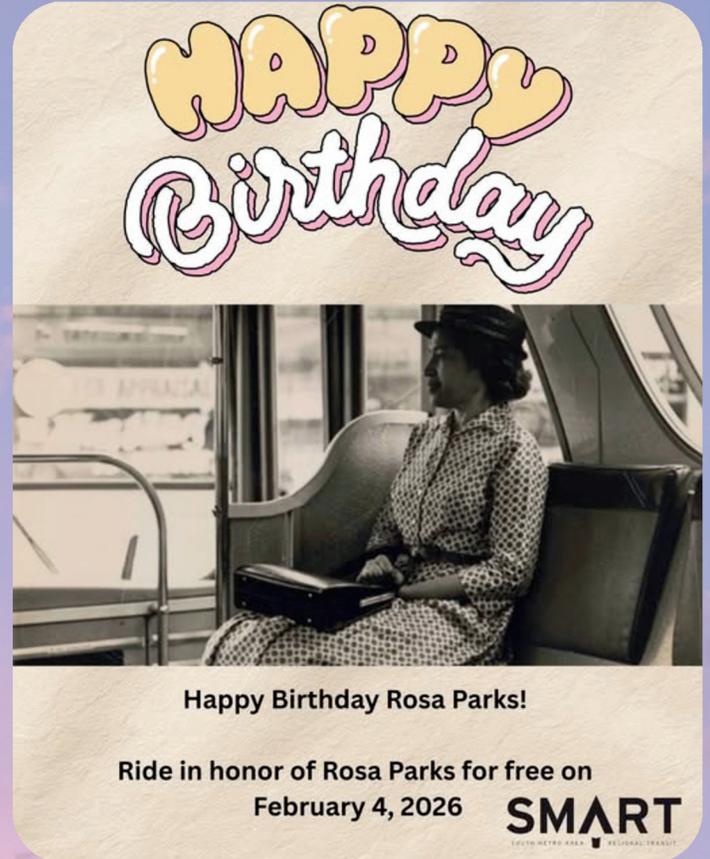
# COMMUTE OPTIONS

*Michelle Marston*

On February 4, SMART honored Rosa Parks and her enduring contributions to the civil rights movement. In recognition of her legacy and the role public transportation has played in advancing civil rights, fares were not collected on any SMART services that day.

SMART was proud to join TriMet, Portland Streetcar, and C-TRAN in offering fare-free service throughout the region in observance of this important occasion.

In addition, members of Get There Oregon who logged a transit trip on February 4 received a participation badge on their achievement page, commemorating their involvement in the day's activities.



# SAFE ROUTES TO SCHOOL

*Wyle O'Neill*

The Safe Routes to School (SRTS) program had a strong start this month with Winter Walk+Roll Day on February 4, with activities taking place throughout the week across multiple schools.

At Lowrie Primary School, students expanded their weekly Bike Bus with a longer route and the highest participation to date. Meridian Creek Middle School continued its tradition of student and staff leading a Walking School Bus. At Wood Middle School, SRTS staff conducted morning outreach to encourage and support students walking and biking to school. Boones Ferry Primary School offered two Walking School Bus opportunities during Winter Walk+Roll Week. In addition to the new regularly scheduled Thursday morning route serving residents of Autumn Park Apartments, a second Walking School Bus was held Friday morning beginning at Walt Morey Park.

Overall, Winter Walk+Roll Week demonstrated continued growth in participation and strong engagement across Wilsonville schools.

During the month, a family reached out to request assistance for a student who wanted to participate in the Lowrie Bike Bus but did not have a safe, working bicycle. SRTS staff coordinated with community partner WashCo Bikes to provide the student with a refurbished bicycle, enabling them to participate in the Bike Bus. A small gesture with great impact.



**WashCo  
Bikes**