

CHAPTER 150: BUILDING REGULATIONS

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ADOPTION OF CODES

§ 150.01 ADOPTION OF STATE SPECIALTY CODES.

O.R.S. Ch. 456 and Department of Commerce Administrative Order No. DC34 regarding structural, O.R.S. Ch. 457 and Department of Commerce Administrative Order No. DC35 regarding mechanical, and O.R.S. Ch. 476 and Fire Marshal Administrative Order No. FM65 regarding fire and safety specialty codes, and all acts and amendments applicable to cities, are hereby adopted and made by reference a part of this chapter. ('91 Code, § 7-1.1) (Ord. 726, passed 6-25-74)

§ 150.02 ADOPTION OF UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

The Uniform Code for the Abatement of Dangerous Buildings, most recent Edition, regarding the repair, vacation or demolition of buildings or structures which endanger the life, limb, health, morals, property, safety or welfare of the general public, all amendments thereto and as modified herein, are hereby adopted and made a part of this chapter as though fully set forth herein.

('91 Code, § 7-3.1) (Ord. 811, passed 12-12-78)

TRAVEL TRAILERS AND MOBILE HOMES

§ 150.15 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

MOBILE HOME. A portable dwelling unit designed and built to be towed on its own chassis, comprised of frame and wheels, dependent on external utility connections and designed without permanent foundation for year-round residential use. A unit may

contain parts that fold, collapse or telescope for towing and be expanded later to provide additional cubic capacity, as well as two or more separately towable components, designed to be joined into an integral unit. For purposes of this definition, it shall be immaterial whether the unit or components are placed upon property for a temporary, semi-permanent or permanent foundation, or that the unit or components comply structurally with the city's building code.

PERSON. Shall be defined to mean any individual, firm, trust, partnership, association or corporation.

TRAVEL TRAILER. A portable unit designed and built on its own chassis, comprised of frame and wheels, intended for highway use, either towed or self-propelled, equipped with sleeping, cooling and plumbing facilities, independent of external utility connection and intended for use principally for temporary recreational or vacation purposes, but not for residential purposes; includes travel trailers or coaches, motorized homes and campers, pickup coaches, camping trailers and any other motorized or towed camping vehicles such as vans or converted buses.

('91 Code, § 8-2.1)

§ 150.16 PARKING; PERMITS.

(A) Unless otherwise approved by the city by special permit, it shall be unlawful to park or place, keep or maintain any travel trailer or mobile home and use the same for sleeping or living or cooking purposes within the city for any period of time exceeding 72 hours, except in a State of Oregon licensed mobile home park. It is to be understood that the parking of travel trailers and mobile homes in the city that are not actually being used for the purposes defined in § 150.15 are not regulated by this subchapter, but are regulated by other city ordinances and state statutes and administrative rules.

(B) This chapter shall not apply to travel trailers and mobile homes that were lawfully parked within the city and which otherwise comply with the ordinances of the city and the laws of the state relating to the same as of August 26, 1964, the date of enactment of Ord. 563. No travel trailer or mobile home now lawfully parked shall be replaced with any other travel trailer or mobile home. This provision shall not apply to travel trailers and mobile homes which are located in mobile home parks.

(C) Provided, however, that a travel trailer or mobile home used for sleeping or living or cooking purposes may be parked in the city outside of a mobile home park for a period not to exceed 15 days after the owner or occupant thereof has secured from the City Recorder a permit, the fee for which shall be set by resolution of the City Council. This permit shall not be issued unless the applicant shall show to the City Recorder that the proposed parking and use of the travel trailer or mobile home will comply with the laws of the state and all ordinances of the city. When a permit has been issued for a particular travel trailer or mobile home, as herein provided, an additional permit shall not be issued for the same travel trailer or mobile home within a 30-day period from the date of the issuance of the original permit.

('91 Code, § 8-2.2) (Ord. 790, passed 8-9-77) Penalty, see § 150.99

Cross reference:

Parking regulations, see Ch. 72

ADMINISTRATION AND ENFORCEMENT

§ 150.30 AUTHORITY OF ENFORCEMENT OFFICERS.

Wherever in the building code it is provided that anything must be done to the approval of or subject to the direction of any enforcement officer, this shall be construed to give the officer only the power to determine whether the rules and regulations established by the ordinance have been complied with, and shall not be considered as giving the officer discretionary powers.

('91 Code, § 7-1.4) (Ord. 726, passed 6-25-74)

§ 150.31 REMEDIES.

A person violating a provision of this chapter [except § 150.15 et seq.] shall be subject to the provisions of this section as follows.

(A) Unlawful construction or use is a nuisance. The location, erection, construction, maintenance, repair or alteration of an access or use of an access in violation of this chapter shall be deemed a nuisance.

(B) Remedies for unlawful access or use. In case an access is, or is proposed to be located, constructed, maintained, repaired, altered or used in violation of this chapter, the City Council or City Attorney of the city or a person whose interest in real property in the city is or may be affected by the violation may, in addition to other remedies provided by law, institute injunction, mandamus, abatement or other appropriate proceedings to prevent, temporarily or permanently enjoin, abate or remove the unlawful location, construction, maintenance, repair, alteration or use.

('91 Code, § 7-1.7) (Ord. 726, passed 6-25-74) Penalty, see § 150.99

§ 150.99 PENALTY.

(A) Any person violating any provision of this chapter for which no other specific penalty is provided shall, upon conviction, be punished by a fine not to exceed \$500, subject to division (B) of this section.

(B) Any person violating any provision of this chapter which is identical to a code, rule or order adopted by reference in this chapter, shall, upon conviction, be punished by the penalty prescribed in that code, rule or order.

(C) Each calendar date on which a violation occurs constitutes a separate violation.