



Oregon

Tina Kotek, Governor

HPAC Work Group Recommendation Template

Work Group

- Availability of land
- Land development permit applications
- Codes and design**
- Workforce shortages
- Financing

Recommendation

Proposed Change: Update Statute to include the following: A General Contractor (RSG) CGC1), (CGC2) shall be licensed, authorized and permitted to install onsite water lines, sewer lines and electrical conduit to a point that terminates not more than three feet into the building footprint.

This proposal, specifically, does not allow the connection to or the installation of plumbing or electrical systems within the structure. Such installations shall continue to be installed by the appropriately licensed individuals.

Related Work Plan Topics

Identify topics assigned to the work group that informed the development of this recommendation.

Workforce Shortages: The current statute requires the scheduling and hiring of more workers to complete the work.

Adoption Date

November 1, 2023

Method of Adoption

Adopted by consent via email

Co-chairs Guidance: Standards for Analysis

1. Clearly describe the housing production issue that the recommended action(s) will address.

Describe the barrier(s) or solution(s) the recommendation seeks to address, and how the existence of the barriers hinders production or how the solution supports production.

Issue: Requiring that a different licensed trades are scheduled to hook up the utilities from the street to the building structure requiring additional complexing and time to complete the job.

Barriers: Licensing requirements

Solution: Change the statute and regulations similar to HVAC licensing requirements. Allow the Development Contractor to bring the utilities from the street to the building structure when installing infrastructure for development.

2. Provide a quantitative, if possible, and qualitative overview of the housing production issue.

Summarize the quantitative and qualitative information available, and reviewed by the work group, that informed the analysis of the barrier or solution and led to the recommendation included in this form.

A General Contractor (RSG) CGC1), (CGC2) is licensed, bonded and responsible for installing all of the infrastructure within the subdivision public right of way (water, sewer, dry unity conduit, storm water, etc) and meets the city standards and inspections. However, once the utility services need to be taken from the street to the building structure they are not allowed to install the conduit onto private property. In turn a licensed plumber and electrician is required to be hired to bring the utility services to the structure.

For the builder, this creates an unnecessary scheduling of two additional trades (licensed electrician and licensed plumber to complete these simple connections. It adds time and expense to every structure.

3. To assess the issue and potential action(s), include subject matter experts representing all sides of the issue in work group meetings, including major government, industry, and stakeholder associations.

List the observers and participating SMEs at the work group meetings as the recommendation was developed. Identify which participating SMEs provided information to the work group and how. Summarize the information and perspective provided by the participating SMEs. If the participating SMEs expressed disagreement or concern with the work group recommendation, describe the reason.

Riley Hill – Developer/Builder, Ontario OR
Tom Bennett – Construction Manger Simplicity Homes
Craig Smith – VP of Land Development Hayden Homes
Johnathan Balkema, Building Official Manager City of Albany
Adele, Malheur County Building Official

4. Provide a quantitative, if possible, and qualitative overview of the outcome of the recommended action(s).

Outline the impact of the recommendation on housing production.

1. Reduce scheduling
2. Excavation Contractor, who operates as a General Contractor, is allowed to install Public Water and Sewer Systems in the Public Right of Way.
3. Will increase production due to reduced days to schedule work
4. Will reduce production costs
5. Gives the General Contractor the same responsibility as being an HVAC Contractor
6. Does not allow General Contractor to plumb the structure; does not allow General Contractor to install electrical wiring.
7. Helps alleviate the problem of a shortage of plumbers and electricians
8. Idaho and Washington allows Excavation Contractors to run water and sewer lines into the structure
9. Idaho and Washington allows Excavation Contractors to run electrical conduit to the structure

5. Provide an estimate of the time frame (*immediate, short, medium, long-term*), feasibility (*low, medium, high*), and cost (*low, medium, high*) for implementation of the recommended action(s).

Time frame - immediate

Feasibility – low

Cost – low

Outline the work group's estimate of the time for implementation of the recommendation and its impact on housing production once implemented. Describe the work group's assessment of the feasibility of the recommendation being implemented and feasibility of success. Provide any estimates on the cost for implementation.

1. Time frame - Implementation could be completed immediately by BCD and department of licensing.
2. Education would be important to ensure the non-trade installer utilized the correct materials "within" the building. BCD already allows for a Plumbing Business (PB) license to install building sewer and storm sewer without a journey person's license.
3. Cost would be the low. Time to update licensing and statute and create education program.

6. Provide a general overview of implementation, the who and how for the recommended action(s).

To the extent the work group knows, is this implemented in state statute or rule, by the state or local government, by a particular agency, etc.

Building Codes Division would update statute.

7. Outline the data and information needed for reporting to track the impact and implementation of the recommended action(s).

Identify the data the Governor's Office would need to track to determine if the recommendation is increasing housing production.

Time delay for extra requirement for additional scheduling of trade

8. Identify any major unknowns, tradeoffs, or potential unintended consequences.

Based on the work group's analysis and information provided by participating SMEs, outline what is unknown, the tradeoffs exist by implementing the recommendations, and any known potential unintended consequences.

There would be a reduction in cost for two less trades to be scheduled and paid for on each structure.

Currently electrical and plumbing of the scale we are talking does not require a review, so an undersized material could be installed. It could be appropriate to limit this measure to only electrical and plumbing installations not subject to plan review requirements. (Non-complex structures). That limitation may assist with the appropriate trade's boards. BCD uses similar benchmarks for whom can inspect so the concept already exists in BCD.

Please include any relevant reports, data analyses, presentations, or other documents that would be informative and useful for the full HPAC as the recommendation is discussed and considered.