

Part V—Mechanical

CHAPTER 12

MECHANICAL ADMINISTRATION

SECTION M1201 GENERAL

M1201.1 Scope. The provisions of Chapters 12 through 24 shall regulate the design, installation, maintenance, *alteration* and inspection of mechanical systems that are permanently installed, and those systems used to control environmental conditions within buildings. These chapters shall also regulate those mechanical systems, system components, *equipment* and *appliances* specifically addressed in this code. Mechanical equipment or systems not specifically addressed in this code shall be approved by the code official in accordance with Section R104.11.

Boilers, pressure vessels and associated pressure piping are regulated by the Oregon Boiler and Pressure Vessel Law and rules.

Any boiler or pressure vessel separated from the potable water system by an approved backflow prevention device shall have an installation permit and inspection and be provided with a permit to operate by the Boiler Section of the Building Codes Division. Such installations in single-family dwellings shall be exempt from subsequent inspection required by ORS 480.560(1)(a) to (d). Reference: ORS 480.525(2)(c).

Utility water heaters that heat potable water for domestic and space heating use, which are equipped with approved safety devices and operate at or below all of the following:

1. Volumes of 120 gallons (454 L), or
2. Water temperature of 210°F (99°C), or
3. 150 pounds (68 kg) operating pressure, or
4. 200,000 Btu (211 000 kJ) input are regulated by the plumbing and mechanical parts of this code.

M1201.2 Application. In addition to the general administration requirements of Chapter 1, the administrative provisions of this chapter shall also apply to the mechanical requirements of Chapters 13 through 24.

[EB] SECTION M1202 EXISTING MECHANICAL SYSTEMS

M1202.1 Additions, alterations or repairs. *Additions, alterations, renovations or repairs* to a mechanical system shall conform to the requirements for a new mechanical system without requiring the existing mechanical system to comply with all of the requirements of this code. *Additions, alterations* or repairs shall not cause an existing mechanical system to become unsafe, hazardous or overloaded. Minor *additions, alterations* or repairs to existing mechanical systems shall meet the provisions for new construction, unless such work is done in the

same manner and arrangement as was in the existing system, is not hazardous, and is *approved*.

M1202.2 Existing installations. Except as otherwise provided for in this code, a provision in this code shall not require the removal, *alteration* or abandonment of, nor prevent the continued use and maintenance of, an existing mechanical system lawfully in existence at the time of the adoption of this code.

M1202.3 Maintenance. Mechanical systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards that are required by this code shall be maintained in compliance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for maintenance of the mechanical systems. To determine compliance with this provision, the *building official* shall have the authority to require a mechanical system to be reinspected.

