HB 2737   STAFF MEASURE SUMMARY

House Committee On Business and Labor

Prepared By:	Jan Nordlund, LPRO Analyst
Meeting Dates:	2/15, 2/20

WHAT THE MEASURE DOES:

Requires Director of Department of Consumer and Business Services to establish special construction codes for homes with floor area not exceeding 250 square feet. Identifies provisions that must be included in code.

ISSUES DISCUSSED:

- Definitions of recreational vehicle, dwelling and temporary structures
- How unconventional housing structures should be addressed in building code standards
- International Building Code Council's adoption of Appendix V for inclusion in 2018 IBC code update
- Demand for affordable housing
- Importance of addressing fire and life safety risks
- Whether it is appropriate to place specific building code standards in statute

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The demand for micro houses is driven by many factors that include cost of materials, energy and natural resource conservation, housing density goals, and homelessness. Micro houses have difficulty meeting the existing residential building code developed for conventional houses. The International Building Code (IBC) Council has approved new standards for micro houses in Appendix V of the 2018 code update. The Building Codes Division of the Department of Consumer and Business Services typically has a lag of one to three years before adjusting its codes to reflect IBC changes, and not all IBC changes are necessarily adopted into the Oregon codes.

House Bill 2737 directs the Building Code Division to amend its specialty codes to establish construction standards for houses with a floor area not exceeding 250 square feet. The standards must include the following: allow use of narrower ladders and stairways; eliminate minimum requirements for ceiling height, room size and maintenance of temperature levels; allow substitutes for standard energy efficiency measure in certain situations; and allow exemption from requirements for water supply and electrical service.