



May 7, 2019

Senator Chuck Riley, Chair
Senate Committee on Business and General Government
900 Court St. NE
Salem, Oregon 97301

RE: SUPPORT for HB 2423-Adoption of Small Home Specialty Code

Chair Riley and Members of the Committee:

Thank you for the opportunity to present testimony regarding HB 2423 and the current proposed, yet unpublished amendment, which would adopt the International Residential Code's Appendix Q as a small home code in Oregon. The City of Eugene supports this bill for three simple reasons: 1) it establishes reasonable, uniform statewide construction standards for small homes; 2) it provides clarity and consistency with national model codes; and 3) it provides a sunset date for the legislation, ultimately moving the Small Home Specialty Code into the regular code-adoption process.

As many of you may know, the Eugene community and the City have been collaborating on the building of 'tiny homes' over the past number of years. We submitted detailed testimony to the House Committee on Business and Labor on March 6 regarding our support for HB 2423 and encourage you to review this letter for the history of this issue.

Currently, a set of amendments are being produced that, in the City of Eugene's view, greatly improve the implementation of HB 2423. Eugene is:

- Supportive of the adoption of reasonable code standards to address the reality of small home design.
- Supportive of the adoption of Appendix Q, as it provides predictable and reasonable standards for the construction of sleeping lofts in small homes, elements which are not otherwise adequately addressed in the adopted building codes.
- Supportive of the inclusion of additional fire safety provisions for small homes with sleeping lofts. Particularly, the intent of the bill to provide a pathway for cost-effective incorporation of fire sprinklers into small home design.
- Supportive of the local administrative authority now in the bill that will allow flexibility in specific cases where strict adherence to code requirements may be impracticable or unreasonable.

- Supportive of the sunset clause that will allow the small home code provisions to be incorporated into the normal Oregon code adoption process in the future.

Our City Council and community are invested in finding innovative ways to address the housing shortage and provide safe and healthy habitation to members of our community through transitional housing opportunities. Tiny homes are a reality. There is a growing demand for these types of simple residences, and reasonable, predictable, obtainable minimum standards for their safe construction are needed. Consistent with our other building codes, standards for tiny homes should be consistent state-wide and based on nationally recognized codes and standards. With the passage of HB 2423, application of the IRC's Appendix Q provisions will meet those goals.

In closing, again, Eugene thanks you for the opportunity to present testimony in Support of HB 2423 with the -2 amendment, and ask that you provide a 'Do Pass' recommendation for this bill.

Sincerely,

Submitted Electronically.

Ethan Nelson
Intergovernmental Relations Manager