

**HB 2423 B STAFF MEASURE SUMMARY**

Carrier: Sen. Hass

**Senate Committee On Business and General Government****Action Date:** 05/09/19**Action:** Do pass with amendments to the A-Eng bill. (Printed B-Eng.)**Vote:** 3-0-0-2**Yeas:** 3 - Dembrow, Hass, Riley**Abs:** 2 - Girod, Olsen**Fiscal:** Has minimal fiscal impact**Revenue:** No revenue impact**Prepared By:** Tyler Larson, LPRO Analyst**Meeting Dates:** 5/7, 5/9**WHAT THE MEASURE DOES:**

Adopts 2018 International Residential Code with Appendix Q as Small Home Specialty Code (SHSC). Prohibits Director of Department of Consumer and Business Services from amending small home specialty code. Requires small home to include photoelectric smoke alarm. Adopts standards for residential fire sprinkler system. Permits local building official to allow increased detection and alarms in lieu of fire sprinkler system, and to alter, modify, or waive any specialty code requirement when strict adherence to SHSC is impractical or infeasible. Requires that building and zoning permits for small home designate such as single family project and requires certificate of occupancy for small home to limit occupancy for residential use as single family dwelling. Sunsets Small Home Specialty Code on January 1, 2026. Takes effect October 1, 2019.

**ISSUES DISCUSSED:**

- History and process of developing Small Home Specialty Code
- Benefits of small homes
- Need for technical amendments

**EFFECT OF AMENDMENT:**

Modifies provisions related to adoption of Small Home Specialty Code (SHSC). Adopts 2018 International Residential Code with Appendix Q as Small Home Specialty Code. Requires small home to include photoelectric smoke alarm. Modifies standards for residential fire sprinkler system. Permits local building official to allow increased detection and alarms in lieu of fire sprinkler system, and to alter, modify, or waive any specialty code requirement when strict adherence to SHSC is impractical or infeasible. Requires that building and zoning permits designate small home as single family project and that certificate of occupancy allow only for residential use as single family dwelling.

**BACKGROUND:**

In response to a rise in consumer demand for low-cost or minimally-sized housing, the 2018 International Residential Code (IRC) includes Appendix Q, which allows permanently-sited homes up to 400 square feet to contain sleeping lofts accessed by ladders. Current statute requires the Department of Consumer and Business Services (DCBS) to adopt construction standards for homes not more than 600 square feet, including provisions allowing for sleeping lofts accessed by a ladder or alternating tread device. The Oregon Residential Specialty Code allows any home to contain a sleeping loft accessed by a ladder or alternating tread device, as long as the structure includes certain fire and life safety provisions including residential fire sprinklers.

House Bill 2423-B makes several changes to Oregon's small home construction standards. The measure 1) adopts the 2018 IRC with Appendix Q as the Small Home Specialty Code (SHSC) applicable to construction of homes no more than 400 square feet in size; 2) clarifies the calculation of fire sprinkler systems to avoid triggering a larger

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water line, which could incur additional system development charge; 3) allows a local building official broad discretion to accept increased detection and alarms in lieu of a fire sprinkler system, and to alter, modify, or waive code requirements when strict adherence to the SHSC is impractical or infeasible; 4) clarifies that small homes are to be zoned and occupied only as single family dwellings; 5) prohibits DCBS from amending the SHSC; and 6) sunsets the Small Home Specialty Code on January 1, 2026.