



Oregon

Tina Kotek, Governor



Department of Consumer
and Business Services

Residential and Manufactured Structures Board

Meeting Agenda

Late Submission (IV-Adding OMDISC Timeline Document)

Meeting date: January 8, 2025

Time: 9:30 a.m.

Location: This meeting will be held **virtually for all board members and the public.**

Virtual connection and online streaming: View the live meeting or access the connection information for the Zoom meeting at: [Oregon.gov/bcd/Pages/bcd-video.aspx](https://oregon.gov/bcd/Pages/bcd-video.aspx)

I. Board business

- A. Call to order
- B. Roll call
- C. Approval of agenda and order of business
- D. Approval of the draft board meeting minutes of [October 2, 2024](#)
- E. Date of the next scheduled meeting: April 2, 2025

II. Public comment

The board will hear public testimony, including testimony from individuals who have signed up in advance. Public Comment will be heard by virtual attendance or written testimony only.

III. Reports and updates

- A. Residential program update
- B. Energy program update

IV. Communications

[Oregon Manufactured Dwelling Installation Specialty Code \(OMDISC\) Timeline](#)

V. Appeals

There are no appeals for this meeting.

VI. Unfinished business

There is no unfinished business at this time.



1535 Edgewater St. NW
P.O. Box 14470
Salem, OR 97304



503-378-4133



bcd.info@dcbs.oregon.gov



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VII. New business

[A. Stacked and Attached Duplexes \(Two-Family Dwellings\)](#)

[B. Low-rise residential provisions of the 2025 Oregon Structural Specialty Code \(OSSC\)](#)

[C. Low-rise residential and ventilation provisions of the 2025 Oregon Mechanical Specialty Code \(OMSC\)](#)

VIII. Announcements

The Board Chair or board members can make announcements during this time.

IX. Adjournment

Board meetings are generally adjourned by the Board Chair.

Interpreter services or auxiliary aids for persons with disabilities are available upon advanced request. For assistance, please contact [Kaydi Milton](#) at 503-428-4169.



Residential and Manufactured Structures Board

Meeting minutes

October 2, 2024

Members present: James Austin, manufacturer of manufactured dwellings
Sean Blaire, building official
Matthew Lutter, utility/energy supplier
Rich Fry, residential structural contractor
Abraham Kelso, home designer/architect
Chris Wong, structural engineer

Members absent: Jason Sawyers, multi-family contractor
Forrest Barnes, seller/distributor of new manufactured dwellings
Emily Kemper, public member
Douglas Lethin, remodeler/residential structural contractor
Vacant, residential building trade contractor

Staff: Anthony Rocco, structural program chief, Housing and Building
Safety Services
Ian Paik, policy analyst, Policy and Technical Services (PTS)
Todd Smith, manager, PTS
Richard Rogers, chief building official, PTS
Debi Barnes-Woods, boards coordinator/administrator, PTS
Kelly Thomas, energy policy analyst, PTS
Kaydi Milton, policy development coordinator, PTS

Guests: Joshua Klyber, Jensen Hughes

I. Board business

A. Call to order

The Residential and Manufactured Structures Board meeting of October 2, 2024, was called to order at 9:32 a.m. by facilitator and structural program chief Tony Rocco.

B. Roll call

Four members of the board were connected through ZOOM or via phone. Two members of the board were in person. The board has one vacant position.

C. Approval of agenda and order of business

Facilitator Rocco ruled the agenda and order of business approved as published.

D. Approval of the draft board meeting minutes

Facilitator Rocco ruled the draft meeting minutes of July 10, 2024, final.

E. Date of the next scheduled meeting

January 8, 2025.

F. Board vote for Chair and Vice Chair of Residential and Manufactured Structures Board

Ian Paik, policy analyst, explained the process for nominating and voting for a new Chair and Vice-Chair.

Rich Fry nominated for Chair

Abraham Kelso nominated for Vice Chair

Roll call vote taken for nomination of Rich Fry as Chair.

Aye: Abraham Kelso, Sean Blaire, Chris Wong, James Austin, and Matthew Lutter

Nay: None.

Motion carried unanimously.

Roll call vote taken for nomination of Abraham Kelso as Vice Chair.

Aye: Rich Fry, Sean Blaire, Chris Wong, James Austin, and Matthew Lutter

Nay: None.

Motion carried unanimously.

G. Board vote for one membership to be added to the Construction Industry Energy Board

Ian Paik, policy analyst, explained the process for nominating and voting for representation to the Construction Industry Energy Board.

Rich Fry nominated to be added to the Construction Industry Energy Board.

Roll call vote taken for nomination of Rich Fry as new CIEB member .

Aye: Abraham Kelso, Sean Blaire, Chris Wong, James Austin, and Matthew Lutter

Nay: None.

Motion carried unanimously.

H. Former farewell to Rich Tovar

Structural program chief, Tony Rocco, read a statement thanking Rich Tovar for his service on the board. It read Rich Tovar served on the Residential and Manufactured Structures Board as a representative of residential building trade sub-contractors. His term began September 23, 2019, and served until January 10, 2024, following his last board meeting. Rich asked that his certification from the Governor and the letter of thanks from our Administrator be sent to him through the mail.

I. Welcome new member Chris Wong

Chris was confirmed by the Senate Interim Committee on Rules and Executive Appointments on September 24, 2024, to a partial four-year term on the Residential and Manufactured Structures Board. Chris is filling the vacant position representing structural engineers. His official term began October 1, 2024, serving until June 30, 2028.

Chris introduced himself stating that he got involved in this through the Structural Engineers Association of Oregon (SEAO) codes committee and was working through some of the code change proposals for the 2025 Oregon Structural Specialty Code and Jeremy Williams from Building Codes Division made an announcement that there was a vacant spot on this board for a structural engineer and decided to step forward and see how he could help and contribute. He has previous experience designing residential structures and looks forward to this experience.

II. Public comment – None

III. Reports and Updates

A. Residential program update

Tony Rocco, structural program chief and Housing and Building Safety services manager, stated that the division just concluded the technical review committee process for the 2025 iteration of the Oregon Structural Specialty Code (OSSC). The Building Codes Structures Board will be reviewing those committee recommendations next week on Wednesday October 9, 2024. After the board has completed their review and approvals of the promulgated 2025 OSSC, the division will be bringing the low rise provisions back to this board for review and approval. The best reference for the board to look at is [ORS 455.610](#) and in definitions looking at low-rise dwelling code, that statute scopes what this board has purview over. This includes: three story or less walk up low-rise apartments with an exterior door for each unit which is critical, cannot have any interior corridors, it's a very small scope of low-rise apartments. These apartment designs are printed in the OSSC and the Oregon Mechanical Specialty Code (OMSC) however again, they remain under the purview of this board. Once the division goes through the OSSC process, the division will come back to the board for any of those code changes on the OSSC that could impact or do impact low-rise apartments. The division will be bringing this to the board at the January 2025 meeting.

Additionally, the division's technical team has been working on reasonable technical solutions to further support affordable housing efforts in Oregon and this solution allows for stacked two-family dwellings (duplexes), to be situated, adjacent to and connected to other stacked two family dwellings under the Oregon Residential Specialty Code (ORSC) scope and application. There has been a push by the industry to allow for smaller apartment designs to be built using the ORSC provisions, including [R602.10](#). Also potentially looking at a smaller number of units to possibly be constructed without the mandate of a sprinkler system under the application of the OSSC. This is just in the initial stages of being a technical solution in lieu of changing requirements related to apartments, and it will be brought back to the board in hopes that it would be added to the ORSC as an interim amendment.

B. Energy Program Update

Kelly Thomas, energy policy analyst, said the division has been developing a three-part series of residential energy code training videos for building officials and plan reviewers that covers Chapter 11: part one energy code basics; part two, intake and

review; part three, inspections. The division will be posting these videos to the energy code website this fall. Secondly, the division was awarded the Rural Workforce Development Grant. With this grant the division will try to improve energy code compliance in rural areas. The focus is to fill the gap of raters, this is going to help with federal tax incentives. The division is looking at a five-year project helping build the workforce training system, remote training, digitized quality assurance, working with the rural economic development board and organizations. Lastly a mechanical board update, the adoption process for the 2025 Oregon Mechanical Specialty Code (OMSC) is moving forward, the code review committee met twice and completed their work on September 12, 2024. The results from that are being forwarded to the Mechanical Board who will then meet on October 22, 2024 for consideration and adoption. After those recommendations, the division will bring to this board any relevant revisions that may affect low-rise dwellings.

IV. Communications- None

V. Appeals – None

VI. Unfinished business – None

VII. New business

Approval of proposed rule and definition; defining *visitability* for the purpose of the Oregon Housing Needs Analysis (OHNA) along with a Rulemaking Advisory Committee

Ian Paik, policy analyst, introduced the item. The division is requesting the board's review and approval of the proposed rule and definition defining visitability for the purpose of the Oregon Housing Needs Analysis (OHNA) in addition to their participation in the proposed rulemaking advisory committee. House Bill 2001 is a 2023 bill that establishes the OHNA's purpose to further the production of affordable housing and the production of housing that affirmatively furthers fair housing as defined in ORS197.290. One of the indicators that shall be included for each city is new housing units built to standards, as defined by the Department of Consumer Business Services by rule, relating to accessibility and visitability. This definition is limited in application to structures governed by the Oregon Residential Specialty Code and states accessible design provisions from the referenced National Standard. The Proposed rule language and definition as well as an informational document developed by the Division are included in your [agenda packet](#).

Public Comments from Joshua Klyber on visitability:

Joshua stated he works at a company called Jensen Hughes and is the principal of accessibility and universal design. He also works extensively in affordable housing across Oregon and wanted to make the committee aware that there was already existing definition for visitability according to an Oregon Statue and this alternate definition is in use by the Oregon Housing and Community Services for application to its public housing. He wanted to encourage that there is consistency across the board about which definition is in use.

Tony Rocco, structural program chief and Housing and Building Safety services manager, wanted to address the comment and stated, the division adopts standards for construction, reconstruction, alteration, and repair. The division is only trying to align with the law and requirement from the bill to adopt standards or a definition for visitability. The division is trying to add it to rule and then point to the standard that customers could voluntarily follow for consistent predictable construction standards and provision for Type C units.

Board Member, Chris Wong also had a comment and questions about visitability. He asked if this proposed definition is going to be used as a tracking indicator with regards to the visitability elements that are being requested of the House Bill 2001 and there currently is no code requirement to provide a Type C unit which is purely a voluntary element.

Tony Rocco, structural program chief and Housing and Building Safety services manager, stated yes and this is just one of the indicators from that Bill that is referring to accessibility features. In the [board packet](#), there is a supporting document that has the background information and it also includes National model commentary from the 2017 ICC/ ANSI A117.1 which states “Currently neither model building codes nor the standard address the scoping requirements for when and in what quantity the Type C (visitable) units would be required...During the A117.1 standard development process, it was the committee’s assumption that these units would generally be applied to dwellings that were not regulated by the requirements of the FHA... including townhouses and single-family homes.”

Motion by Chair Rich Fry to approve the proposed rule and definition, and forward to the administrator for formal rulemaking with the findings that there will be minimal impacts to fiscal, economic and racial equity from the proposed rulemaking.

Roll call vote taken.

Aye: Abraham Kelso, Sean Blaire, Rich Fry, James Austin, Chris Wong and Matthew Lutter

Nay: None.

Motion carried unanimously.

VIII. Announcements- None

IX. Adjournment

Facilitator Rocco adjourned the meeting at 10:14 a.m.

Respectfully transcribed and submitted by Kaydi Milton, policy development coordinator.

Oregon Manufactured Dwelling Installation Specialty Code 2025 edition



Anticipated timeline of adoption

Code development	<p>March 3 – 23, 2025</p> <p>Committee member solicitation</p> <p>The division will post a notice on the division website requesting interested parties to apply to participate as a member of the code review committee.</p>
	<p>March 3 – April 20, 2025</p> <p>Public code amendment proposal period</p> <p>The division posts a notice explaining how to submit a code amendment proposal. The notice will also be sent out through email to all those who have signed up for email updates on the division website.</p>
	<p>April 2, 2025</p> <p>Residential and Manufactured Structures Board meeting</p> <p>The Building Codes Structures Board will select and approve the committee members.</p>
Code review	<p>June – July 2025</p> <p>Code review committee meetings</p> <p>It is anticipated to have 2 to 3 code review committee meetings.</p> <p>The committee will review public code amendment proposals, model code standards, and existing Oregon amendments to make a recommendation to the Residential and Manufactured Structures Board for adoption.</p>
	<p>July 9, 2025</p> <p>Residential and Manufactured Structures Board meeting</p> <p>The Residential and Manufactured Structures Board will review the code review committee’s recommendation and make a final recommendation to the division for adoption.</p>
Rulemaking	<p>TBD</p> <p>Public rulemaking hearing</p> <p>The division will hold a public hearing where interested parties can provide testimony about the proposed code provisions.</p>
	<p>Oct. 1, 2025</p> <p>Anticipated effective date</p> <p>The 2025 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC) is anticipated to be available for use and posted on the division’s website.</p>

**Agenda
Item
VI.A.**

State of Oregon

Board memo

Building Codes Division

January 8, 2025

To: Residential and Manufactured Structures Board
From: Ian Paik, policy analyst, Policy and Technical Services
Subject: Stacked and Attached Duplexes (Two-Family Dwellings)

Action requested:

Review and approve the division’s proposed pathway for addressing stacked two-family dwellings being connected to other stacked two-family dwellings

Background:

At the October 2, 2024, Residential and Manufactured Structures Board meeting, Structural Program Chief, Tony Rocco, outlined the division’s outreach and work considering a proposed rulemaking on stacked and attached duplexes. This rulemaking is considering building on existing paths in the 2023 Oregon Residential Specialty Code (ORSC) Section R302.3 to create a new path addressing stacked two-family dwellings being connected to other stacked two-family dwellings.

The division held a Rulemaking Advisory Committee (RAC) on December 10, 2024. The division is looking to further support the available developable housing options under application of the statewide ORSC, the division is proposing a new configuration that marries popular current design choices. These two popular existing design choices are townhouses and two-family dwellings, or duplexes.

This code solution is intended to meet the stated industry desire of simpler, small footprint, “apartment-type” designs being available under application of the ORSC while the division supports our Governor’s housing initiatives and related statewide housing production goals. The approach is intended to accomplish this while still accommodating simple designs, easy to follow prescriptive provisions, flexible options and reasonable levels of fire and life safety.

Currently, the concept is to allow stacked two-family dwellings to be attached to other stacked two-family dwellings – or essentially; zero lot line two-family dwellings with increased fire separation at the vertical demising walls between each stacked two-family dwelling.

Options:

- Approve the division's recommended pathway for addressing stacked two-family dwellings being connected to other stacked two-family dwellings and forward to the Administrator for rulemaking and subsequent adoption.
- Amend and approve the division's recommended pathway for addressing stacked two-family dwellings being connected to other stacked two-family dwellings and forward to the Administrator for rulemaking and subsequent adoption. (Please include what the amendments are in the motion)
- Disapprove the proposed rulemaking. (Please include the reason for disapproval in the motion)

2023 Oregon Residential Specialty Code (ORSC)

Proposed interim amendments

Changes are denoted as follows:

Blue/underline: New code language

Blue/double underline: Edits made after Rulemaking Advisory Committee meeting

~~Red/strikethrough~~: Deleted code language

SECTION R101—SCOPE AND GENERAL REQUIREMENTS

R101.2.1 Application. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use, occupancy and location of the following:

1. Detached one- and two-family dwellings and townhouses classified as Group R-3, not more than three stories above grade plane in height, and their *accessory structures*.
2. Stacked two-family dwellings attached only to other stacked two-family dwellings in accordance with Section R302.3.3, not more than two stories above grade plane in height, and their accessory structures.

(The rest of Section R101.2.1 is renumbered)

SECTION R202—DEFINITIONS

STACKED TWO-FAMILY DWELLING. A vertically stacked, two-family dwelling where one of the dwelling units is located above the other dwelling unit.

SECTION R302—FIRE-RESISTANT CONSTRUCTION

R302.3.3 Attached stacked two-family dwellings. Stacked two-family dwellings are permitted to be attached to other stacked two-family dwellings in accordance with this section, and shall not be attached to townhouses or one-family dwellings. Each stacked two-family dwelling shall independently comply with the applicable two-family dwelling requirements of Section R302.3 and the requirements for townhouses in this code. Each stacked two-family dwelling shall be considered a separate building.

Exception: Attached stacked two-family dwellings are not required to comply with Section R302.2.

R302.3.3.1 Stacked two-family dwelling separation. Stacked two-family dwellings shall be separated from other stacked two-family dwellings in accordance with this section and shall comply with either Section R302.3.3.1.1 or Section R302.3.3.1.2.

R302.3.3.1.1 Double walls. Each stacked two-family dwelling shall be separated from other stacked two-family dwellings by two 1-hour fire-resistance-rated wall assemblies tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the Building Code.

R302.3.3.1.2 Common walls. Common walls separating stacked two-family dwellings from other stacked two-family dwellings shall be a 2-hour fire-resistance-rated assembly tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the Building Code, and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, or the inside face of exterior walls without stud cavities, and the underside of the roof sheathing. The common wall shared by stacked two-family dwellings shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the common wall. Electrical installations shall be in accordance with the Electrical Code. Penetrations of the membrane of common walls for electrical receptacle boxes shall be in accordance with Section R302.4.

Exception: Common walls are permitted to extend to and be tight against the inside of the exterior walls if the cavity between the end of the common wall and the exterior sheathing is filled with a minimum of two 2-inch nominal thickness wood studs.

R302.3.3.1.3 Continuity. The fire-resistance-rated wall or assembly separating stacked two-family dwellings from other stacked two-family dwellings shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

R302.3.3.1.4 Parapets at the separation. Parapets constructed in accordance with Section R302.3.3.1.5 shall be constructed for *stacked two-family dwellings* as an extension of exterior walls or common walls separating *stacked two-family dwellings* from other *stacked two-family dwellings* in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

Exception: A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E108 or UL 790 and the roof decking or sheathing is of noncombustible materials or fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of ⁵/₈-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls. Fire-retardant-treated wood shall meet the requirements of Sections R802.1.5 and R803.2.1.2.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

R302.3.3.1.5 Parapet construction. Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the uppermost 18 inches (457 mm), to include counter-flashing and coping materials. Where the roof slopes toward a parapet at slopes greater than 2 units vertical in 12 units horizontal (16.7-percent slope), the parapet shall extend to the same height as any portion of the roof within a distance of 3 feet (914 mm), and the height shall be not less than 30 inches (762 mm).

R302.3.3.1.6 Structural independence. Each *stacked two-family dwelling* shall be structurally independent.

Exceptions:

1. *Stacked two family dwellings* separated by a common wall as provided in Section R302.3.3.1.2.
2. Foundations supporting exterior walls or common walls.
3. Structural roof and wall sheathing from adjacent *stacked two-family dwellings* fastened to the common wall framing.
4. Nonstructural wall and roof coverings.
5. Flashing at termination of roof covering over common wall.
6. Crickets.
7. Porches and exterior stairs.
8. Porch and patio covers.

R302.3.3.2 Stacked two-family dwelling accessibility. *Stacked two-family dwellings* shall be accessible in accordance with Section R320.3.

R302.3.3.3 Automatic sprinkler system. Where three or more *stacked two-family dwellings* are attached and separated in accordance with Section R302.3.3.1, each *stacked two-family dwelling* shall be protected throughout with an automatic sprinkler system in accordance with NFPA 13D.

R302.3.3.4 Utilities for stacked two-family dwellings. Separate utility services shall be supplied to each individual *stacked two-family dwelling*. Utilities serving an individual *stacked two-family dwelling* shall not run beneath, through, or otherwise be attached to, a separate *stacked two-family dwelling*.

R302.3.3.5 Sound transmission. Wall and floor-ceiling assemblies separating *dwelling units* shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies in accordance with Appendix K.

SECTION R320—ACCESSIBILITY

R320.3 Attached stacked two-family dwellings. Where a *stacked two-family dwelling* is attached to another *stacked two-family dwelling*, the *covered multifamily dwelling* requirements of the Fair Housing Act and Chapter 11 of the *Building Code* apply. Accessible design shall be provided in accordance with the *Building Code*, as required for Group R-3 occupancies.

State of Oregon

Board memo

Building Codes Division

January 8, 2025

To: Residential and Manufactured Structures Board

From: Ian Paik, policy analyst, Policy and Technical Services

Subject: Building Codes Structures Board’s recommendation regarding the low-rise residential provisions of the 2025 Oregon Structural Specialty Code.

Action requested:

The Building Codes Structures Board requests the board review and approve the low-rise residential provisions of the 2025 Oregon Structural Specialty Code and recommend the Administrator proceed with rulemaking.

Background:

The Building Codes Structures Board, at the board’s October 9, 2024, meeting, approved the proposed 2025 Oregon Structural Specialty Code (OSSC), which includes low-rise residential provisions, and forwarded the proposed code provisions to the Administrator for rulemaking and subsequent adoption. The Building Codes Structures Board recommends that the Residential and Manufactured Structures Board approve the proposed provisions that relate to low-rise residential dwellings.

The board packet includes a document that summarizes the proposed code provisions that were approved by the Building Codes Structures Board pertaining to low-rise residential dwellings.

Options:

- Approve the Building Codes Structures Board’s recommendation to adopt the proposed low-rise residential provisions and forward to the Administrator for rulemaking and subsequent adoption, with the finding that the added cost, if any, is necessary to the health and safety of the occupants or the public or necessary to conserve scarce resources.

- Amend and approve the Building Codes Structures Board’s recommendation to adopt the proposed low-rise residential provisions and forward to the Administrator for rulemaking and

subsequent adoption, with the finding that the added cost, if any, is necessary to the health and safety of the occupants or the public or necessary to conserve scarce resources.

- Disapprove the Building Codes Structures Board's recommendation regarding the proposed low-rise residential provisions, which would continue use of the low-rise residential provisions of the 2022 OSSC.

2025 Oregon Structural Specialty Code

Code adoption matrix

This matrix is a summary of the 2025 Oregon Structural Specialty Code (OSSC) recommendations from the Building Code Structures Board that may impact low-rise residential dwelling construction outside the scope of the Oregon Residential Specialty Code (ORSC). These include significant changes to the 2024 International Building Code (IBC), the 2024 International Existing Building Code (IEBC), and new and existing Oregon amendments.

Abbreviations:

ORA Existing/New Oregon amendment

IBC International Building Code change

IEBC International Existing Building Code change

IFC International Fire Code change

PP Public code amendment proposal

SAM Statewide Alternate Method

COMM Committee discussion

***ICC** Fiscal impact reported by the original ICC proponent

Section	Summary	Recommendation	Fiscal impact
CHAPTER 2 DEFINITIONS			
Definitions	ORA/IFC/IEBC/ IBC Chapter 2 was made available for review to the committee, and any changes were discussed with their respective code sections.	See related sections	—
CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE			
305.2.3	Care facilities in dwellings. ORA 305.2.3 Five or fewer children in a dwelling unit. 308.2.4 Five or fewer persons receiving custodial care. 308.3.2 Five or fewer persons receiving medical care. 308.5.4 Five or fewer persons receiving adult day care in a dwelling. 308.5.5 Child day care in a dwelling. 310.4.1 Child care facilities within a dwelling. 310.4.2 Licensed child care within a dwelling. 310.4.3 Licensed adult foster care within a dwelling. COMM <i>The committee recommends adding provisions regarding licensed childcare facilities in Group R-2 occupancies.</i>	Retain ORA as modified	*No fiscal
310.3	Residential Group R-2. ORA Adds "providing 21 or more housing units for low-income elderly" from statute to the list of Group R-2 occupancies.	Retain ORA	—
CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE			
420.12	Child care facilities within dwellings. ORA Adds sections for child care options with automatic sprinkler systems and without.	Retain ORA	—
CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS			
508.5	Live/Work units. IBC G125-21, G127-21: Clarification and coordination of IBC and IRC requirements. ORA Adds an exception regarding detached one- and two-family dwellings and townhouses.	Approve IBC Retain ORA	*No fiscal —
508.5.7	Fire protection. IBC G126-21 Part II: Clarify the allowance to use fire protection requirements in the IRC for IRC live/work units. ORA Rescinded the ORA 508.5.7.1, <i>no longer necessary.</i>	Approve IBC	*No fiscal
CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS			
903.2.8.3	Care facilities. ORA Removes "with five or fewer individuals" in alignment with ORSC. Providing additional flexibility for care facilities under current Oregon licensing which are permitted to have up to 16 individuals receiving care in a dwelling. (2022) COMM <i>Committee recommended rescinding the existing ORA and then removing the section as it is no longer necessary.</i>	Rescind ORA Approve New ORA	*No fiscal
903.3.1.2.1	Balconies and decks. ORA Removes "provided that there is a roof or deck above."	Retain ORA	—

Section	Summary	Recommendation	Fiscal impact
903.4, 903.4.1, 903.4.3	Sprinkler system supervision and alarms. IBC F73-21, F75-21 Part I: 903.4 Created a scoping section. 903.4.1: Electronic supervision and alarms. Moved the exception regarding the backflow prevention device from “Monitoring” to the second exception of this section: “limited area sprinkler systems...,” because it primarily relates to the need for electronic supervision, not monitoring by a supervising station or constantly attended location. 903.4.3: Alarms. Added visual alarm devices where audible devices are currently required. clarified that water flow switches required to be electrically supervised have to be powered by a fire alarm control unit or a fire alarm system.	Approve IBC	*No fiscal
	ORA New: 903.4.1 and 903.4.3: Revises exception by replacing “protecting one- and two-family dwellings” to “installed in accordance with OSSC Section 903.3.1.3” to clarify that the 13D standard does not cover or require supervision or monitoring.	Approve New ORA	*No fiscal
907.2.11	Single- and multiple-station smoke alarms. ORA Section 29.5.10 of NFPA 72 only applies to sleeping rooms of Group R-1 and R-2 where fire alarm system is required.	Retain ORA	—
907.5.2.3.3	Group R-2. ORA Removes future visible alarm notification appliances and requires visual alarms within common and public areas and not within individual dwelling units. Deletes Section 907.5.2.3.3.1, Wired equipment.	Retain ORA	—
915, 915.1	Carbon Monoxide Detection. IBC F102-21: Reorganized the section to be based on CO source. 915.1: Added an exception for Group S, Group F and Group U occupancies that are not normally occupied.	Approve IBC as modified by ORA	*No fiscal
915.1.1	Where required. IBC F102-21: Part of reorganization, removed reference to Group I-1, I-2, I-4, R and E classrooms, addressing this in 915.1. Added locations in buildings where conditions exist: Contain a CO source, contain or supplied with a CO-producing forced-air furnace, have an attached private garage(s), and have a CO-producing vehicle used within the building. ORA Authority/Scope: Adds the statutory requirement that all Group R occupancies require CO detection regardless of the presence of CO sources.	Approve IBC as modified by ORA	*No fiscal
915.2.1	Dwelling units. ORA Revises to require CO detection in each bedroom or within 15 feet outside of each bedroom door versus outside of each separate sleeping area in the immediate vicinity of the bedrooms.	Retain ORA	—
915.2.1.1	Three or more dwelling units. ORA Adds section indicated where CO detection is required in buildings that contain three or more dwelling units: in all enclosed common areas.	Retain ORA	—
915.2.2	Sleeping units. ORA Revises exception to allow CO detection to be installed within 15 feet outside of each separate sleeping area versus outside of each separate sleeping area in the immediate vicinity of the sleeping unit.	Retain ORA	—
915.3.1	Alarm limitations. ORA Added an exception allowing for CO alarms where CO detectors are otherwise required and approved.	Retain ORA	—
915.3.3	Fire alarm systems not required. ORA New: Delete new section.	Approve New ORA	*No fiscal
915.4.1	Power source. ORA Revises to allow battery operated CO alarms, securely fastened plug-in devices installed to MII’s, and to require that hardwired and plug-in CO alarms have battery backup.	Retain ORA	—
915.4.3	Combination alarms. ORA Adds that smoke alarm features of combination smoke/carbon monoxide alarms shall be interconnected.	Retain ORA	—
915.4.4	Interconnection. ORA Clarifies that the requirement applies to newly installed CO alarms.	Retain ORA	—
CHAPTER 10 MEANS OF EGRESS			
1010.2.13	Controlled egress doors in Groups I-1, I-2, R-3 and R-4 facilities providing care. ORA Adds provisions for R-3 and R-4 facilities providing care. Deletes item no 5 and adds exception no. 3 to item no. 7 exceptions. Revises the maximum number of controlled egress doors a building occupant can required to pass-through from one door to two doors.	Retain ORA	—

Section	Summary	Recommendation	Fiscal impact
1011.11	Handrails. ORA Adds an exception for Group R-3 occupancies, decks, patios and walkways that have a change in elevation consisting of a <i>flight</i> of stairs with three or fewer risers.	Retain ORA	—
1031.7	Emergency escape and rescue openings under decks, porches and similar projections. ORA Adds a section for emergency escape and rescue openings under decks, porches, and similar projects. (Alignment with Section R310 of the ORSC)	Retain ORA	—
1031.8	Emergency escape and rescue openings above lower roof surfaces. ORA Adds a section for above lower roof surfaces. (Alignment with Section R310 of the ORSC)	Retain ORA	—
CHAPTER 11 ACCESSIBILITY			
1103.2.11	Residential Group R-1 or R-3. IBC E114-21: Added provisions addressing buildings of Group R-3 congregate living facilities (transient) or boarding houses (transient) containing not more than five sleeping units for rent or hire.	Approve IBC	*No fiscal
1106.3 1106.3.1	Groups R-2, R-3 and R-4. IBC E121-21: Revised to clarify that the required number of parking spaces should result in the greatest number based on the conditions noted.	Approve IBC	*No fiscal
1106.11	Electric vehicle charging stations. ORA New: Added a new section addressing electric vehicle charging stations consistent with longstanding guidance.	Approve New ORA	*No fiscal
1108.6.2.2.1	Type A units. IBC E133-21: Added: Where two or more <i>Type A units</i> are provided, at least 5 percent but not less than one <i>Type A unit</i> shall include a bathroom with a shower complying with ICC A117.1 for <i>Type A units</i> .	Approve IBC	*No fiscal
1108.6.3	Group R-3, Accessible units, Type B units. IBC E114-21: Rearranged and revised into three sections.	Approve IBC	*No fiscal
CHAPTER 12 INTERIOR ENVIRONMENT			
1202.1	Ventilation. ORA New: Allows for natural ventilation or mechanical ventilation in accordance with OMSC. Dwelling units in Group R-2, R-3 and R-4 occupancies, and Ambulatory care facilities and Group I-2 occupancies shall be ventilated by mechanical means.	Approve ORA	*No fiscal
1202.4.3	Mechanical ventilation. ORA Oregon requires Class I vapor retarder regardless of ventilation.	Retain ORA	—
1202.5	Natural ventilation. ORA New: Refers to Chapter 4 of the OMSC. 1202.5.1 – 1202.5.3 are deleted to be moved to the OMSC.	Approve New ORA	*No fiscal
1208.3, 1208.4	Dwelling unit size, room area and efficiency dwelling units. IBC G171-21: Added Dwelling unit size minimum requirements: 190 ft ² of habitable space. Specifies "sleeping units and other habitable rooms of a dwelling unit" for requirements. Added reference requirement for unit's habitable space. *ICC: <i>Cost decrease</i>	Approve IBC	*Cost decrease
CHAPTER 14 EXTERIOR WALLS			
1402.3.1	Attachments through exterior insulation. IBC FS2-22: Adds requirements addressing new claddings that do not currently fit into the wall covering materials currently specified.	Approve IBC	*No fiscal
1404.4.1	Fenestration flashing. IBC FS145-21: Revision to clarify the role of fenestration manufacturer instructions.	Approve IBC	*No fiscal
1404.5	Fastening. IBC FS8-22, FS9-22, FS120-21	Approve IBC	*No fiscal
1404.15.2	Installation over foam plastic insulating sheathing. IBC FS7-22: Coordinates the IBC with provisions already in the IRC (R703.11.2) and in ASTM D3679 for specification of vinyl siding.	Approve IBC	*No fiscal
1404.18.1, 1404.18.2	Installation and Fastener Requirements. IBC FS11-22, S9-22: Provides needed supplemental information for polypropylene siding.	Approve IBC	*No fiscal

Section	Summary	Recommendation	Fiscal impact
1409.1 – 1409.9.1	Insulated Metal Panel (IMP). IBC FS149-21 Part I: New section addressing insulated metal panels.	Approve IBC	*No fiscal
1412.1 – 1412.7.2	Soffits and fascias at roof overhangs. IBC FS1-22: New section addressing soffits and fascias at roof overhangs.	Approve IBC	*No fiscal
CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES			
1503.4	Attic and rafter ventilation. IBC S5-22: Clarify the attic and enclosed rafter ventilation requirements. The words "... attic and enclosed rafter assemblies..." are added to clarify the scoping of the requirement. An exception is added to direct users to Section 1202.3 to the code's provisions unvented attics and unvented enclosed rafters	Approve IBC	*No fiscal
1505.9	Rooftop mounted photovoltaic (PV) panel systems. ORA Allows for noncombustible racking and mounting systems or be tested, <i>listed</i> and identified with a fire classification in accordance with UL 2703.	Retain ORA	—
1507.8.1	Deck requirements. IBC S30-22: Consistent with IRC changes.	Approve IBC	*No fiscal
1507.9.1	Deck requirements. IBC S32-22: Consistent with IRC changes.	Approve IBC	*No fiscal
1507.16.9	Flashing. IBC S36-22: Added guidance for flashings for PV shingles and BIPV roof panels to be installed according to the roof covering manufacturer's installation instructions.	Approve IBC	*No fiscal
1507.17.7	Flashing. IBC S36-22: Added guidance for flashings for PV shingles and BIPV roof panels to be installed according to the roof covering manufacturer's installation instructions.	Approve IBC	*No fiscal
1511.2.4	Type of construction. IBC S7-21: Requires the exterior walls and roof construction to meet the fire-resistance rating for the type of construction.	Approve IBC	*Cost decrease
1511.7.6	Lightning protection systems. IBC S43-22: Clarifies that attachment of LPS to any part of the roof needs to be done in accordance with the installation instructions for the roof assembly, roof covering, metal edge systems, or gutter. COMM Approve new OR A requiring compliance with the Electrical Code and deleting IBC Sections 5111.7.6.1 and 1511.7.6.2.	Approve IBC as modified	*No fiscal
1511.7.6.1	IBC 1511.7.6.1 Installation on metal edge systems or gutters. New OR A deleting section.	Disapprove IBC	*No fiscal
1511.7.6.2	IBC 1511.7.6.2 Installation on roof coverings. New OR A deleting section.	Disapprove IBC	*No fiscal
1512.3.1 1512.3.1.1	Reroofing inspection / Final inspection. ORA Adds reroofing and final inspection provisions.	Retain ORA	—
CHAPTER 16 STRUCTURAL DESIGN			
1603.1.3	Construction documents (CDs) - Snow load. ORA Removes allowance to omit listing design roof snow load parameters on the CDs when the ground snow load is 10 psf or less. <i>Rescinding this amendment based on updates to snow load design provisions.</i> IBC Changed the threshold for providing additional information from "exceeds 10 psf" to "exceeds 15 psf."	Rescind ORA	—
1603.1.4	Construction documents (CDs) – Component and cladding wind zones and pressures. ORA Removes a requirement for the engineer of record to provide wind pressure maps for exterior wall elevations and roof plans of buildings on the CDs.	Approve IBC	*No fiscal
1606.4.1	Solar-ready roofs. ORA Requires solar-ready roofs to include an additional 5 psf dead load over solar-ready zone of roof for the gravity and lateral design of the building.	Retain ORA	—
1607	Live Loads. IBC S84-22: Updated and reformatted to align with ASCE-22 for clarification; no technical changes	Approve IBC	*No fiscal

Section	Summary	Recommendation	Fiscal impact
T. 1607.1	Minimum uniformly distributed live loads, L_o, and minimum concentrated live loads ORA Clarifications: Adds “mechanical rooms, and elevated platforms” to Item 6, Moves a comma in Item 31, adds “except for one-and two-family dwellings” for Item 34, and adds Item 39.	Retain ORA	—
1607.14.2	Occupiable roofs. ORA Corrects model code discrepancy; Table 1607.1 Footnote a prohibits live load reduction for occupied roofs used for assembly purposes.	Retain ORA	—
1608	Snow Load Modifications to ASCE 7. IBC S116-22: Aligns with ASCE 7-22, which includes new site-specific, reliability-targeted, ground snow loads based on 30 years of additional weather station data since the last ASCE snow load study. The new, reliability-targeted ground snow loads account for climatic differences whereas the prior, 50-year mean recurrence interval approach did not, resulting overestimated design snow loads in some regions and underestimated in others. This changes the ground snow load to a strength level load and is based on risk category, which eliminates the prior snow importance factors. Accordingly, this resulted in necessary changes to the LRFD and ASD load combinations for snow loads in ASCE 7-22 (snow load factors went from 1.6 went to 1.0 for LRFD, and 1.0 went to 0.7 for ASD).	Approve IBC as modified	*No fiscal
	ORA Requires use of historic SEAO Snow Load Analysis for Oregon, associated electronic map for site-specific ground snow load determination, and sets a unique, minimum roof snow load threshold. <i>Rescinding this amendment and aligning with model code</i>	Rescind ORA	—
	ORA New: Aligns 2025 OSSC with model code and ASCE 7-22, but carves out all of the ground snow load maps and tables unrelated to Oregon and provides a direct pointer for the code user to access the ASCE Design Ground Snow Load Geodatabase (via ASCE 7 Hazard Tool: https://ascehazardtool.org/) to ensure consistent, predictable outcomes for site-specific ground snow load determination.	Approve New ORA	*No fiscal
1609.1.1	Determination of wind loads. ORA Clarifies that the basic wind speeds for flagpole and antenna tower designs in Exceptions 4 and 5 need to be obtained from the OSSC and not the referenced standards and clarifies the code path for wind tunnel test requirements in Exception 6.	Retain ORA	—
	IBC S9-22, S62-22, S116-22: Adds Exc. 7, which points to newly added design provisions for Temporary Structures in Chapter 31.	Approve IBC	*No fiscal
1609.2	Protection of openings. ORA Not adopted since not applicable in Oregon (not a hurricane prone region).	Retain ORA	—
1609.3	Basic design wind speed. ORA Removes nonapplicable model code language and points to Oregon specific criteria.	Retain ORA	—
	PP SEAO-03 —Proponent summary: This proposal incorporates the special wind region study that was completed in 2023 and adopted as an interim amendment by the state and points user to ASCE Wind Geodatabase for nonspecial wind region wind speeds.	Approve PP	*Slight decrease
F. 1609.3	Oregon special wind regions. ORA Adds Oregon-specific figure showing the special wind regions in Oregon.	Retain ORA	—
T. 1609.3	Basic design wind speed, V, for Risk Category I, II, III, and IV buildings and other structures. ORA Adds Oregon-specific table showing the basic design wind speed for each county.	Rescind ORA	—
	PP SEAO-03 —Proponent summary: Modifies table to only include special wind region wind speeds (Section 1609.3 points user to ASCE Wind Geodatabase for nonspecial wind region wind speeds).	Approve PP	*No fiscal
1609.4.2 1609.4.3	Exposure category. ORA Removes duplicate, redundant language between ASCE 7 and the model code by pointing directly to ASCE 7 for surface roughness and exposure category determination.	Retain ORA	—
1609.5	Tornado loads. ORA New: States that the newly introduced tornado loads in the IBC and ASCE 7-22 are not applicable in Oregon and are not adopted as part of the OSSC. Deletes Table 1609.5.	Approve new ORA	*No fiscal
1609.8	Modification to ASCE 7. ORA Clarifies the peer review requirements for wind tunnel tests.	Retain ORA	—
1610.1	Lateral pressures. ORA Explicitly requires/addresses an increase in lateral pressure where a retaining wall supports an ascending backfill slope.	Retain ORA	—
1611.1	Design rain loads. IBC Requires 15-minute design storm rainfall data for 100-, 200-, and 500-year return period depending on building risk category.	Approve IBC as modified by New	*No fiscal

Section	Summary	Recommendation	Fiscal impact
	ORA New: Retains 2022 OSSC language for design storm criteria since NOAA has not provided the 15-minute duration storm data based on 100-, 200-, and 500-year return periods for Oregon yet; BCD has contacted them and they've shared that they will be working on it over the next several years.	ORA	
F. 1611.1	100-year, 1-hour rainfall. ORA Replaces IBC figure with Oregon-only figure for clarification	Retain ORA	—
1612	Flood loads. ORA Aligns the provisions with Oregon rule/statute related to local flood plain administration.	Retain ORA	—
1613	Earthquake Loads IBC References ASCE 7-22, which has introduced a multiperiod (22 instead of 2) response spectrum and additional site classes (8 instead of 6) to enhance the reliability of the seismic design parameters derived from the earthquake design ground motions obtained via the 2018 based USGS Seismic Design Geodatabase. ASCE 7-16 was based on 2014 USGS data. The 2018 geodatabase considers new earthquakes between 2013 and 2017, updated magnitudes from earlier earthquakes, and is based on more advanced modeling.	Approve IBC as modified	*No fiscal
1613.2	Seismic design category. ORA New: For accurate and consistent application, and predictable outcomes, requires use of ASCE 7 for project-specific seismic design category determination and removes the option to use the IBC printed national maps, which are not applicable to all soil site classes.	Approve New ORA	*No fiscal
CHAPTER 18 SOILS AND FOUNDATIONS			
1804.8	Under-floor drainage. ORA Adds provisions for under-floor drainage.	Retain ORA	—
1809.5	Frost protection ORA New: Adds table for county frost line depths that aligns with ORSC. ORA New: Changes Clackamas County's default frost line depth from 12 to 18 inches; and adds Clackamas and Douglas Counties to footnote b, which reduces the frost line depth to 12 inches at site elevations below 2,500 ft; and adds a new footnote c for Clackamas County, which increases the frost line depth to 24 inches at site elevations above 4,000 ft.	Approve New ORA	*No fiscal
1812	Radon control methods-Group R-2 and R-3 occupancies ORA Adds section addressing radon control methods in Group R-2 and R-3 occupancies. ORA New: Adjusted language to provide soil-gas collector options consistent with national standards and the ORSC Appendix F	Retain ORA Approve New ORA	*Cost increase
CHAPTER 25 GYPSUM PANEL PRODUCTS AND PLASTER			
2510.6	Water-resistive barriers and Dry climates. IBC S240-22: 2510.6: Added an exception. And 2510.6.1: Added that flashing installed in accordance with Section 1404.4 and intended to drain to the water-resistive barrier shall be directed to the exterior side of the water-resistive barrier. <i>*ICC: Cost increase for stucco assemblies containing nonwood materials.</i>	Approve IBC	*Cost increase
CHAPTER 26 PLASTIC			
2603.1.2	Insulating sheathing. IBC FS152-21: Added foam plastic insulating sheathing provisions.	Approve IBC	*No fiscal
CHAPTER 27 ELECTRICAL			
2703.1, 2703.2, 2703.2.1	Lightning protection systems. IBC G176-21: 2703.1: Added new section addressing lightning protection systems. 2703.2: Added new installation provisions for lightning protection systems. 2703.2.1: Added new surge protection provisions for lightning protection systems. ORA New amendment: Delete section	Disapprove IBC Approve New ORA	*No fiscal
CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS			
3009	Private residence elevators. IBC G188-21: Added provisions for private residence elevators.	Approve IBC	*No fiscal

Section	Summary	Recommendation	Fiscal impact	
CHAPTER 31 SPECIAL CONSTRUCTION				
3111.1	Solar energy systems, General. ORA Rescinding the provisions for PV systems in detached one- and two-family dwellings and townhouses throughout Section 3111. ORA Adds the allowance for the use of the applicable provisions of the ORSC for detached one- and two-family dwelling and townhouse Group R-3 or Group U occupancies.	Rescind ORA Retain ORA	— —	
3111.3	Photovoltaic solar energy systems. ORA Oregon-specific PV system provisions.	Retain ORA	—	
IBC 3111.3.6	Ground-mounted photovoltaic (PV) panel systems. ORA Authority/alignment: Deletes sections.	Retain ORA	—	
3111.3.6	Elevated photovoltaic (PV) support structures. IBC G193-21: Added section for elevated PV support structures.	Approve IBC	*No fiscal	
3111.4 – 3111.4.9	Solar-ready. ORA Oregon-specific solar-ready provisions.	Retain ORA	—	
CHAPTER 34 EXISTING BUILDINGS				
34	Existing buildings. ORA Amends the International Existing Building Code to be integrated into the Building Code. The majority of the amendments are editorial and made to align with Oregon-specific requirements.	Retain ORA	—	
APPENDICES				
App P	Sleeping Lofts.	New: Not adopting / Preempted by the code	Disapprove IBC Approve New ORA	*No fiscal

State of Oregon

Board memo

Building Codes Division

January 8, 2025

To: Residential and Manufactured Structures Board

From: Ian Paik, policy analyst, Policy and Technical Services

Subject: Mechanical Board's recommendation regarding the low-rise residential and ventilation provisions of the 2025 Oregon Mechanical Specialty Code.

Action requested:

The Mechanical Board requests the board review and approve the low-rise residential and ventilation provisions of the 2025 Oregon Mechanical Specialty Code and recommend the Administrator proceed with rulemaking.

Background:

The Mechanical Board, at the board's October 22, 2024, meeting, approved the proposed 2025 Oregon Mechanical Specialty Code (OMSC), which includes low-rise residential and ventilation provisions, and forwarded the proposed code provisions to the Administrator for rulemaking and subsequent adoption. The Mechanical Board recommends that the Residential and Manufactured Structures Board approve the proposed provisions that relate to low-rise residential and ventilation provisions.

The board packet includes a document that summarizes the proposed residential code provisions that were approved by the Mechanical Board pertaining to low-rise residential and ventilation.

Options:

- Approve the Mechanical Board's recommendation to adopt the proposed low-rise residential and ventilation provisions and forward to the Administrator for rulemaking and subsequent adoption, with the finding that the added cost, if any, is necessary to the health and safety of the occupants or the public or necessary to conserve scarce resources.

- Amend and approve the Mechanical Board's recommendation to adopt the proposed low-rise residential and ventilation provisions and forward to the Administrator for rulemaking and

subsequent adoption, with the finding that the added cost, if any, is necessary to the health and safety of the occupants or the public or necessary to conserve scarce resources.

- Disapprove the Mechanical Board's recommendation regarding the proposed low-rise residential and ventilation provisions, which would continue use of the low-rise residential provisions of the 2022 OMSC.

2025 Oregon Mechanical Specialty Code

Code adoption matrix

This matrix is a summary of the 2025 Oregon Mechanical Specialty Code (OMSC) recommendations from the Mechanical Board that may impact low-rise residential dwelling construction outside the scope of the Oregon Residential Specialty Code (ORSC). These include significant changes to the International Mechanical Code (IMC), the existing Oregon amendments from the 2022 OMSC and the new proposed amendments.

Abbreviations:

ORA Existing/New Oregon amendment
IMC International Mechanical Code change

COMM Committee discussion
***ICC** Fiscal impact reported by the original ICC proponent

Section	Topic / Summary of changes	Outcome	Fiscal
CHAPTER 3	GENERAL REGULATION		
307.4	Condensate drain subject to freezing. ORA New amendment: Add a section for condensate drains from cooling/evaporator coils that operate year-round and can produce condensate in winter (subject to freezing).	Approve New ORA	*No fiscal
CHAPTER 4	VENTILATION		
401.2	Ventilation required. ORA Rescind: OMSC pointed to OSSC for natural ventilation. Now, the OSSC will reference the OMSC for requirements. Rescind: The OMSC previously removed the sentence regarding dwelling units. New amendment: Adopt ventilation in dwelling unit requirement, Remove reference to Energy Code and ASHRAE 90.1. Existing amendment: Note pointing to OEESC for heating and air-conditioning controls.	Rescind OR A Rescind OR A Approve New ORA Retain ORA	*No fiscal
402	Natural ventilation. ORA Rescind: The OMSC pointed to the OSSC for natural ventilation in the past. Now, the OSSC will reference the OMSC for requirements, so the previous note not adopting Section 402 is rescinded. IMC Sections 402.1 – 402.4 are adopted.	Rescind ORA Adopt IMC	*No fiscal
403	Mechanical ventilation.		
	ORA 403.2.2 Transfer air: Retaining existing amendment	Retain ORA	*No fiscal
	IMC 403.3 Outdoor air and local exhaust airflow rates: IMC removed reference to “three stories and less in height above grade-plane and sends all Group R-2, R-3 and R-4 occupancies to 403.3.2.	Approve IMC	*No fiscal
	ORA Table 403.3.1.1 Minimum Ventilation Rates Existing ORA - FN (g) replaces “For occupancies other than science labs” and adding “for environmental air exhaust.” Adds FN (n) and (m) for toilet rooms and bathrooms in private dwellings, single and multiple.	Retain ORA	*No fiscal
	IMC 403.3.2.1 Outdoor air for dwellings units: M19-21 Revised the equation from including $0.01A_{floor}$ to $0.03A_{floor}$ *Cost increase / \$0 – 400 for 0.02 and \$0 - \$800 for 0.03.	Approve IMC	*\$0 - \$800
	ORA Table 403.3.2.3 Minimum Required Local Exhaust Rates for Group R-2, R-3 and R-4 occupancies: BCD recommends adding the FN from Table 403.3.1.1 regarding All rooms containing bathing or residential spa facilities with intermittent exhaust shall be provided with a mechanical ventilation system controlled by a dehumidistat, timer or similar means of automatic control.	Approve new ORA	*No fiscal
CHAPTER 5	EXHAUST SYSTEMS		
501.3.1	Location of exhaust outlets. IMC M16-21, M28-21: Factory-built intake/exhaust combination termination fittings are regularly provided by manufacturers and installed by builders to separate mechanical air intakes from mechanical exhaust serving dwelling unit or sleeping unit mechanical ventilation systems. Special approval should not be required for these types of fittings when installed in accordance with the manufacturer installation instructions. COMM <i>Committee recommends approving the IMC change as modified by adding an option to use ASHRAE 62.1 Normative Appendix B.</i>	Approve as modified	*No fiscal
CHAPTER 11	REFRIGERATION		
1104.3.1, 1104.3.2	Air conditioning for human comfort and Group A2, A3, B2 and B3 refrigerants. IMC M75-21: Added changes in alignment with updated ASHRAE 15. *ICC: No fiscal impact.	Approve IMC	*No fiscal
1109.2.5	Refrigerant pipe shafts. OR A New amendment: Deletes “using Group A1 refrigerant” from the 2 nd exception.	Approve New ORA	*No fiscal