



Oregon

Tina Kotek, Governor



Department of Consumer
and Business Services

Residential & Manufactured Structures Board

Meeting agenda

Meeting date: January 7, 2026

Time: 9:30 a.m.

Location: This meeting will be hybrid meeting and will be live-streamed online.

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

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 1, 2025](#)
- E. Date of the next scheduled meeting: February 18, 2026

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 in-person attendance or written testimony only.

III. Reports and updates

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

IV. Communications

There are no communications for this meeting.

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



oregon.gov/bcd

VII. New business

- A. Statewide Alternate Method (SAM No. 26-01) [2023 ORSC: Continues Reference to the 2022 OSSC for Nonprescriptive Design](#)
- B. [Board review and approval of the 2026 Oregon Residential Specialty Code: Structural, Fire Life & Safety, & Mechanical Provisions](#)

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 1, 2025

Members present: Michael Riddle, remodeler/residential structural contractor
Eric Zechenelly, seller/distributor of new manufactured dwellings
Abraham Kelso, home designer/architect
Emily Kemper, public member
Matthew Lutter, utility/energy supplier
Chris Wong, structural engineer
Sean Blaire, building official
Jason Sawyers, multi-family contractor

Members absent: Rich Fry, residential structural contractor
James Austin, manufacturer of manufactured dwellings
Vacant, residential building trade contractor

Staff: Anthony Rocco, structural program chief, Housing and Building
Safety Section manager (HABS)
Mark Heizer, mechanical and energy system engineer, Policy and
Technical Services (PTS)
Jeremy Williams, structural program engineer, HABS
Andy Boulton, senior policy advisor, HABS
Anne Gire, technical policy analyst, PTS
Todd Smith, manager, PTS
Debi Barnes-Woods, boards coordinator/administrator, PTS
Kelly Thomas, energy policy analyst, PTS
Eric McMullen, structural program assistant chief, HABS
Richard Donovan, senior policy advisory, PTS
Pierre Sabagh, policy analyst, PTS
Kaydi Milton, policy development coordinator, PTS

Guests: Rebecca Lewis, University of Oregon
Zachary Sielicky, NW Natural
Ben Hemson, Director of Policy & Government Affairs; HBAGP
Gary Heikkinen, Self
Rebai Tamerhoulet, Self
Rose Herrera, ODHS
Don MacOdrum, Self
Marge Cafarelli, Self
Kevin Duell, NW Natural

I. Board business

A. Call to order

The Residential and Manufactured Structures Board meeting was called to order at 9:31 a.m. by Vice Chair Abraham Kelso.

B. Roll call

Seven members of the board were connected through ZOOM or via phone. One member was in-person. Two members were absent. The board has one vacant position.

C. Approval of agenda and order of business

Vice Chair Kelso ruled the agenda and order of business approved as published.

D. Approval of the draft board meeting minutes

Vice Chair Kelso ruled the draft meeting minutes of July 9, 2025, final.

E. Date of the next scheduled meeting

January 7, 2026.

II. Public comment

Pierre Sabagh, policy analyst, introduced the item and stated the division has received written testimony today from Michael Schilling, project engineer from Fowler Homes that has been sent to all board members. There are two public comment requests today for the board one that is present in the room and the other online virtually. The division will start with Zachary Sielicky from Northwest Natural who is present in the room.

Zachary Sielicky stated he is commenting today on behalf of Northwest Natural and appreciates that this board is highlighting this study conducted by the University of Oregon; Institute for Policy Research and Engagement about the impact of state programs, policies and plans on housing production by dedicating time to the presenters in today's meeting. There is a direct relationship between the policies that govern buildings in our state and cost to build and operate homes. Oregon has an enormous housing challenge and according to the Office of Economic Analysis in their 2024 Oregon Housing Needs Analysis report. The state needs to provide or needs to build approximately twenty-nine thousand and five hundred new housing units per year in order to meet the state's housing needs. It is equally important that those homes remain affordable and therefore attainable to Oregonians. We know that housing availability and affordability are high priorities for the state generally and the Building Codes Division (BCD) specifically as this board prepares to review the draft 2026 Oregon Residential and Mechanical Specialty Codes and associated proposals, we encourage the board to take a holistic approach in assessing how the recommendations in this code update may impact housing affordability for Oregonians. Prescriptive and limited equipment requirements around heat pumps currently included in the draft codes proposal work against, not towards managed construction cost and low cost of operations for Oregon households. In other words, requiring a limited set of heating options for homes risks making building those homes more expensive and therefore less likely to be built in the

first place. According to a 2025 analysis by the National Association of Home Builders, for each ten thousand dollars increase in the price of a median priced home, an estimated one-point-one million additional US perspective home buyers are priced out of the housing market. We recognize that this board has a challenging role in balancing the real constraints of feasibility and affordability with smart forward momentum on energy efficiency and conservation focused solutions. We urge this board and Building Codes Division as a whole, to think clearly, define policy objectives, and then align strategies to achieve those policies. If the objective is to rapidly increase the building of housing stock and to do so in the most affordable manner, then this board and BCD as a whole must disapprove those code proposals that unnecessarily increase the cost of construction and lock out additional Oregonians from the dream of home ownership. Thank you for your time.

Ben Hemson stated he is the Director of Policy and Government Affairs from the Home Builders Association of Greater Portland, we represent over eleven hundred members who focus on construction in the Portland Metro area. Our work is largely focused on city and county agency advocacy. As you all heard from previous testimony, Oregon has some lofty housing goals, roughly thirty thousand units a year with a target of home ownership rate of sixty-five percent by 2030. I've spent my career in local government and have seen how building codes when applied at the local level can be barriers to affordability. I would like to remind you all to maintain focus and clear intent on the codes you move out for our community and we are eager and ready to deliver on the state's housing goals but wanting that alignment with the codes that you are reviewing. The presentation you'll hear later today is vital to making that happen.

III. Reports and Updates

A. Residential program update

Tony Rocco, structural program chief and Housing and Building Safety Section manager, stated the Oregon Residential Specialty Code promulgation process continues as we have the upcoming technical code review committee meetings later this month. The division has two committees; one will be addressing chapter eleven energy provisions and the other will be addressing the remainder of the code. These are public meetings for folks to attend and engage whether on the committee or not. Next update is the permit-ready plans program, the division had our first public meeting regarding permit-ready dwellings plans. It was a great turnout at the meeting and received a lot of useful input on the proposed topics and questions. One of the dwelling plans is going to correlate with the Department of Land Conservation and Development's implementation of House Bill 2258. Richard Donovan will be sharing a bit more about this bill and the legislative update later today.

The division is revamping the statewide master plan review program. This program under ORS 455.685 allows customers and developers to request that the division provide plan review for plans to be used in one or more municipalities and to be built one or more times. The division is hoping this will add another useful option to help increase timely and efficient housing production. More information on this will be available in the near

future along with a dedicated webpage and customer background resources.

B. Energy Program Update

Mark Heizer, energy policy analyst, stated the code adoption committee for chapter 11 for energy provisions will be having our first meeting on October 22. We invite the public to participate at that meeting and provide further input.

IV. Communications

A. University of Oregon presentation on the study of the impact of state programs, policies, and plans on housing production

Tony Rocco, structural program chief and Housing and Building Safety Section manager, stated Housing Accountability and Production office (HAPO) is jointly operated with our colleagues and friends at the Department of Land Conservation and Development (DLCD) and was created by Senate Bill 1537 in 2024. One primary mission and focus of HAPO is to facilitate housing development solutions and help customers navigate the complexities of local housing development processes. In addition to creating the joint office, Senate Bill 1537 also directed HAPO to report back on our government actions that impact housing production at both the state and local level. HAPO is working with the University of Oregon's Institute for Policy Research and Engagement on analysis of statewide programs, policies, plans and processes that impact housing production. Today, we are lucky to have Dr. Rebecca Lewis from University of Oregon to talk a bit more about the plan for that study and analysis.

Dr. Rebecca Lewis stated this project focuses on one of two studies that is happening through Senate Bill 1537. HAPO is our partner in this research and Andy Boulton is also participating on our project management team.. The whole focus is identifying the barriers and setting priorities for how resources are used. We're also looking at the investments the state is making in technical and financial resources and how we can align the resources that we already have and invested. The primary focus is on streamlining procedures and processes to increase housing production. Predominantly working to identify and develop an inventory of plans, policies, programs and procedures across several state agencies using surveys, focus groups, and interviews to evaluate the effectiveness of these programs to help identify these barriers. There is a diverse range of stakeholders we have been talking to from local government, private sector, nonprofits to understand where they're getting push back or hung up on trying to produce housing. The overall goal is developing actionable recommendations for state agencies. In terms, of our research and methods we're using and looking at research that's already been done on different programs. Looking at research from other states, other surveys that have multi-stakeholder approach to understand the barriers to housing production. We are deep in the process of developing an inventory of all of the policies, programs, regulations that effect housing through state agencies and are working with a state agency group who's going to be reviewing that list before we send it out to a broader set of audience. A part of this process is assessing the effectiveness and reducing and elimination these barriers so we are seeking to gather perspectives from a diverse range of stakeholders. Talking to government officials, at a local level predominantly, but representing not just planning but also building codes, officials, public works, and even looking at private and nonprofit

sectors. We are working the Senate Bill 1537, section five reports, and ultimately developing actionable legislation in this report that will go to the legislature in September 2026. The overall scope focuses on land supply, land readiness, state financing, infrastructure process, and permitting. The decision was made through HAPO and the governor's office to exclude materials, labor, and construction industry barriers. The agencies that we are working with who are participating on our work group are Oregon Housing and Community Services, Building Codes Division with Department of Consumer and Business Services, Oregon Department of Transportation, OSHA, Oregon Heritage, Oregon Department of State Lands, Business Oregon and more.

Our deliverable goal is to have a comprehensive report that includes background of all these different methods that were mentioned in terms of surveys, focus groups, and interviews. The goal is to produce actionable recommendations for state agencies around reducing barriers to housing production and maximizing the use of state resources to enhance residential development. Our timeline break down shows we started this project in the summer of July and currently we are in deep into the background research and inventory of it all. We'll be deploying a survey in mid-October and will be leaving it open for about a month so we can close it before Thanksgiving break. We then will be doing focus groups in the winter and spring and then will be working to wrap up our analysis up by early summer so that we can leave lots of time for feedback and vetting of the recommendations within our report before ultimately due to the legislature next September. We are working on having a report early summer for lots of comments and review before the final reports goes to the legislature in September.

B. Legislative Update

Richard Donovan, senior policy advisor, stated that there is a summary that the division has drafted of the 2025 legislative session. The legislature met from January to June for a long session. This document summarizes some of the bills that would be of interest to this board. There are two bills in particular that I wanted to draw attention to this board. This first one is a HB 3505, which is about system development charges for residential sprinklers and fire and life safety. It's a bill that prohibits up charging for larger water meters if the only reason that this water meter is installed in residential construction is the inclusion of a specific type of sprinkler. The reason I wanted to highlight this bill is the division believes this can make housing production in certain circumstances better. Usually the governor's office advocates for the bills for the state, but this is one of those circumstances where Building Codes Division presented this idea and have been a part of the advocacy group of this bill. The division thinks it may help and make things easier for folks who are trying to build houses in unusual lots or make sure that the houses are properly protected for fire safety purposes.

The second, and last, bill I wanted to bring to attention is HB 2258, Oregon Homes Bill. We at BCD for some time have been doing permit-ready plans, they've been for outbuildings and kind of different specific types of buildings and part of what we think we can do is to make these homes easier and more available to construct. Our permit-ready plans are being ramped up and this Oregon Homes Bill is worth thinking about in the context of land use focus and we are trying to help things move along and help deliver real solutions to help streamline processes.

V. Appeals – None

VI. Unfinished business – None

VII. New business

A. Proposed rule amending the 2023 ORSC; Wildfire Hazard Mitigation Standards in Section R327

Andy Boulton, senior policy advisor, introduced the item and stated in the last board meeting the division asked for the board's approval for the division's temporary rule amending the wildfire hazard mitigation building standards in Section R327 of the ORSC. He was returning to the board with an amendment that will make those changes permanent. As a quick reminder, the last session, the legislature reversed its previous decision to create a statewide wildfire hazard map and directed the division to make Section R327 available for local adoption. The amendments adopted by this permanent rule are the same as those in temporary rule that were approved last meeting. There are no changes to the technical specifications with R327. The changes are all about when and where the standards apply. The rule amendment would be effective on January 1, 2026. Section R327 will apply only when it has been adopted by a local municipality and only where that municipality says it applies. Additionally, the standards will only apply to new construction of new buildings governed by the ORSC. The division is requesting the board's review and approval of the proposed code amendments.

Motion by Member Chris Wong to approve the divisions proposed permanent rule amending Section R327 of the ORSC with a 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.

Roll call vote taken.

Aye: Matthew Lutter, Sean Blaire, Emily Kemper, Jason Sawyers, Chris Wong, Vice Chair Abraham Kelso, Eric Zechenelly.

Nay: Michael Riddle

Motion carried.

B. Amendment to 2023 ORSC by adding Section R332 addressing sleeping lofts and ladders

Pierre Sabagh, policy analyst, introduced the item and stated this agenda item is to review and approve the division's proposed rule amending the 2023 ORSC by updating the construction provisions relating to sleeping lofts and ladders via Section R332. During Oregon's 2019 legislative session, HB 2423 created a new definition of small home in statute. A small home is defined as a single family residence, not more than 400 square feet in size. The bill also required small homes to be built in accordance with the unamended 2018 International Residential Code (IRC) including Appendix Q which contains specific provisions related to the construction of small homes and their unique needs and safety issues. This statutory reference currently serves as the small home specialty code. The sleeping loft provisions are proposed to be available for use regardless of dwelling size and permit use of ladders of the permanent method of access

and egress.

Motion by Member Chris Wong to approve the divisions proposed rule amending the 2023 ORSC with a 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.

Roll call vote taken.

Aye: Matthew Lutter, Sean Blaire, Emily Kemper, Jason Sawyers, Chris Wong, Michael Riddle, Vice Chair Abraham Kelso, and Eric Zechenelly.

Nay: None.

Motion carried unanimously.

C. Approval of rules creating a voluntary ignition-resistant construction program for manufactured dwellings

Pierre Sabagh, policy analyst, introduced the item and stated this agenda item is to approve the division's proposed rulemaking adopting a new set of rules, which would create a voluntary ignition resistant construction program for manufacture dwellings. OAR 918 Division 500 establishes rules for manufactured dwellings. The division held a rulemaking advisory committee on these proposed rules on September 16th and moving forward a public hearing will be held later this year, presumably in December, with an anticipated effective date of January 1, 2026.

Motion by Member Emily Kemper to approve the divisions proposed rules establishing a voluntary ignition-resistant construction program for manufactured dwellings, and forward to the Administrator for subsequent adoption.

Roll call vote taken.

Aye: Matthew Lutter, Sean Blaire, Emily Kemper, Jason Sawyers, Chris Wong, Michael Riddle, Vice Chair Abraham Kelso, and Eric Zechenelly.

Nay: None.

Motion carried unanimously.

VIII. Announcements- None

IX. Adjournment

Vice Chair Kelso adjourned the meeting at 10:44 a.m.

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

Agenda Item VII.A

State of Oregon

Board memo

Building Codes Division

January 7, 2026

To: Residential and Manufactured Structures Board

From: Pierre Sabagh, policy analyst, Policy and Technical Services

Subject: Statewide Alternate Method 26-01, 2023 ORSC: Continued Reference to the 2022 ORSC for Nonprescriptive Design

Action requested:

Board review and make a recommendation regarding the technical and scientific facts of Statewide Alternate Method (SAM) No. 26-01.

Background:

Statewide alternate methods are approved by the Building Codes Division administrator in consultation with the appropriate advisory board. In making these rulings, the director must obtain approval of the technical and scientific facts of the proposed alternate method from the appropriate advisory board.

If a statewide alternate method is adopted, building officials shall approve the use of any material, design or method of construction addressed in the statewide alternate method. In addition, the decision to use a statewide alternate method is at the discretion of the customer. The use of a statewide alternate method does not limit the authority of the building official to consider other proposed alternate methods encompassing the same subject matter.

Using the structural design provisions from the Oregon Structural Specialty Code (OSSC) for nonprescriptive designs of portions of structures governed by the Oregon Residential Specialty Code (ORSC) is a well-established practice. A substantive change occurred between the 2022 OSSC and 2025 OSSC regarding snow load design. To ease the transition for developers, home builders, and designers using the OSSC for nonprescriptive snow load design, this Statewide Alternate Method permits continued use of the 2022 OSSC throughout the effective period of the 2023 ORSC.

SAM No. 26-01 is attached in your board packet today.

Options:

- Approve the technical and scientific facts of the proposed statewide alternate method.
- Amend and approve the technical and scientific facts of the proposed statewide alternate method.
- Disapprove the technical and scientific facts of the proposed statewide alternate method and state reasons for disapproval, for the record.

2023 ORSC: Continued Reference to the 2022 OSSC for Nonprescriptive Design

Statewide Alternate Methods are approved by the division administrator in consultation with the appropriate advisory board. The advisory board's review includes technical and scientific facts of the proposed alternate method. In addition:

- *Building officials shall approve the use of any material, design or method of construction addressed in a statewide alternate method;*
- *The decision to use a statewide alternate method is at the discretion of the applicant; and*
- *Statewide alternate methods do not limit the authority of the building official to consider other proposed alternate methods encompassing the same subject matter.*

Code reference: 2023 Oregon Residential Specialty Code
2022 Oregon Structural Specialty Code

Date: TBD

Subject: 2023 ORSC: Continued Reference to the 2022 OSSC for Nonprescriptive Design

Overview:

Using the structural design provisions from the Oregon Structural Specialty Code (OSSC) for nonprescriptive designs of portions of structures governed by the Oregon Residential Specialty Code (ORSC) is a well-established practice. A substantive change occurred between the 2022 OSSC and 2025 OSSC regarding snow load design. To ease the transition for developers, home builders and designers using the OSSC for nonprescriptive snow load design, this Statewide Alternate Method permits continued use of the 2022 OSSC throughout the effective period of the 2023 ORSC.

Discussion:

Chapter 2 of the 2023 ORSC defines “*Building Code*” as the OSSC adopted by Oregon Administrative Rule (OAR) 918-460-0010. This adoption rule establishes the code’s effective date and phase-in period. Due to the staggered adoption schedules of the codes and the definition of “OSSC” in the ORSC, the 2023 ORSC will reference the 2022 OSSC until March 31, 2026, then the reference will automatically change to the 2025 OSSC without any phase-in period through March 31, 2027, under this described code hierarchy and reference of the defined term.

The 2025 OSSC is based on the 2024 International Building Code, which references the American Society of Engineer’s (ASCE) 7-22 *Minimum Design Loads and Associated Criteria for Buildings and Other Structures* for design snow load provisions. ASCE 7-22 introduces different mapping techniques and design methodologies, resulting in increased design snow loads in some areas of the state and decreased in others. This nationally approved model code shift from a uniform hazard to a uniform risk design approach for snow loads aims to achieve consistent safety levels across regions by incorporating 40 years of the latest data and advanced reliability analysis. This national code change was vetted, reviewed, recommended, and approved by the Structural Engineers Association of Oregon and Building Codes Structures Board during the 2025 OSSC adoption process.

Conclusion:

For application of the 2023 ORSC, customers may choose to continue referencing the 2022 OSSC for nonprescriptive design until the 2026 ORSC is adopted and becomes mandatory statewide under OAR 918-480-0005.

The technical and scientific facts for the statewide alternate method are approved.

Administrator
Building Codes Division

Date

Contact: Visit the division website to [contact a building code specialist](#).

Agenda Item VII.B

State of Oregon

Board memo

Building Codes Division

January 7, 2026

To: Residential and Manufactured Structures Board

From: Pierre Sabagh, policy analyst, Policy and Technical Services

Subject: 2026 Oregon Residential Specialty Code; Structural, Fire and Life Safety, and Mechanical Provisions

Action requested:

Board review and approve the code review committee's recommendations for the Structural, Fire and Life Safety, and Mechanical provisions of the 2026 Oregon Residential Specialty Code.

Background:

Oregon Revised Statute 455.610 requires the division, with the approval of the board, to adopt, and amend as necessary, a low-rise residential dwelling code "that contains all the requirements, including structural design provisions, related to the construction of residential dwellings three stories or fewer above grade." The low-rise code is known as the Oregon Residential Specialty Code (ORSC). With the approval of the board, the division intends to complete rulemaking and for the 2026 ORSC to be effective on October 1, 2026.

At the August 5, 2025 meeting, the board appointed two code review committees to provide a recommendation for the 2026 ORSC that the board could review and forward to the division for rulemaking and adoption. One review committee focused on the majority of the code, which includes the structural design, fire and life safety provisions, and the mechanical requirements, while the second review committee focused solely on the energy efficiency provisions of Chapter 11. The review committee focused on the majority of the code met five times between October 5, 2025 and November 17, 2025, to review potential code changes.

The division created a review committee "matrix" to serve as a road map for the significant model code changes, as identified in the 2024 edition of the Significant Changes to the International Residential Code, the existing substantive Oregon amendments, division code amendment proposals, and public code amendment proposals. The review committee and division staff used this matrix during the code review committee meetings to track the committee's recommendations to the board. The committee evaluated the

fiscal impacts of the proposed code changes. The potential fiscal impacts were discussed during the code review committee's proposal review, and specific potential fiscal impacts that the code review committee mentioned are outlined in the matrix. The division welcomes any additional information regarding potential cost impacts for any of the proposed changes. This fiscal information is intended to support the required finding made as part of the associated motion, below.

The board packet includes a copy of the matrix with the committee's recommendations and actions.

Options:

- Approve the review committee's recommendations for the structural, fire and life safety, and mechanical provisions of the 2026 ORSC as reflected in the matrix 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 review committee's recommendations for the structural, fire and life safety, and mechanical provisions of the 2026 ORSC as reflected in the matrix 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 review committee's recommendations for the structural, fire and life safety, and mechanical provisions of the 2026 ORSC as reflected in the matrix, which would continue use of the same provisions of the 2023 ORSC.

2026 Oregon Residential Specialty Code (ORSC)

RMSB Review - code review matrix

This matrix captures the code review committee's recommendations and discussions. The noted International Residential Code® (IRC) changes are those identified in the 2024 IRC Significant Changes publication. The model code changes in Chapters 3 through 24 that are not noted in this matrix are considered recommended by the code review committee to be approved in accordance with state building code statutory authority.

OR A = Existing Oregon amendment
PP = Public code amendment proposal

BCD = Building Codes Division proposal
IRC CH = IRC significant change

Pink language = Review committee notes and comments
*** Green language** = Fiscal impact has been assessed

Section	Topic and change description	Outcomes
CHAPTER 1 SCOPE AND ADMINISTRATION		
	The division has made clarifying updates to Chapter 1 Specific changes include: R102.6.1.1 Seismic alterations: adds provisions for voluntary structural alterations intended exclusively to improve seismic resistance. R105.1.1 New spaces: clarifies that existing requirements apply to new spaces created within structures that are not exempt from building permit. R105.2 Work exempt from permit (Item 1): revised “nonhabitable accessory structures” to “accessory structures not intended to be used for sleeping or containing permanent cooking provisions” in alignment with existing municipal administration.	NA
CHAPTER 2 DEFINITIONS		
R202	Most definitions: Discuss with subject matter. COMM: The committee recommends revising the definition of “Accessory structure” to simplify it and include those structures accessory to one or two dwelling units, rather than specifying “dwellings or townhouses.”	Approve as modified
CHAPTER 3 BUILDING PLANNING		
R301.1.3	Nonprescriptive design. OR A: Clarified and renamed from engineered design to nonprescriptive design to help reduce confusion regarding the trigger enforcement and review of designs or portions of designs that fall outside the prescriptive recipes within the ORSC. This section requires the submission of a nonprescriptive design instead of an engineered design for review and approval for portions of the project that fall outside the prescriptive provisions of the code. OR A: Definition: ENGINEERED DESIGN is a design in accordance with the accepted engineering practices prepared by a registered design professional. OR A: Definition: NONPRESCRIPTIVE DESIGN includes two types of designs – those that are required to be prepared by a registered design professional and those that are exempt from that requirement per Oregon's engineering and architecture licensing laws. OR A: Sections throughout the code are revised to clarify and align with the concept of this section and the two definitions.	Retain
R301.2	Climatic and geographic design criteria. OR A: Adds Oregon-specific Table R301.2 (aligns with OSSC) and deletes IRC Fig. R301.2(1), R301.2(2), and R301.2(3). BCD: Incorporate the use of the Oregon Design Criteria Hub at tools.oregonexplorer.info/viewer/design_criteria_hub.	Retain
R301.2.1	Wind design criteria. OR A: Changes ultimate design wind speed to basic wind speed throughout the code. OR A: Adds that basic wind speed shall be determined by using the ASCE Wind Design Geodatabase and Table R301.2 or the Oregon Design Criteria Hub. OR A: Adds that areas of special wind regions in T. R301.2 shall be identified using Oregon-specific F. R301.2.1(1). OR A: Clarifies that wind loads are determined in accordance with the Building Code where the Building Code is used for the design of the building or structure.	Retain
F. R301.2.1(1)	Special wind regions. OR A: Adds F. R301.2.1(1) Oregon-specific special wind region map based on the latest data.	Retain

Section	Topic and change description	Outcomes
T. R301.2.1(1).	Component and cladding loads. IRC CH: Wind pressure increase with greater height decreases in Exp. B while negative pressures are reduced on roofs.	Approve
	OR A: Removes wind speed columns greater than 130 mph.	Retain
R301.2.1.1	Wind limitations and design required. OR A: Deletes IRC R301.2.1.1 and rennumbers R301.2.1.1.1 (Sunrooms).	Retain
R301.2.1.2	Protection of openings and windborne debris protection. OR A: Deletes IRC R301.2.1.2 and IRC T. R301.2.1.2.	Retain
R301.2.1.3	Wind speed conversions. OR A: Replaces Table with an Oregon-specific wind conversion table for basic design wind speeds.	Retain
R301.2.1.4	Exposure category. OR A: Revises and reorganizes for clarification and alignment with the OSSC.	Retain
R301.2.1.5	Topographic wind effects. OR A: Deletes IRC R301.2.1.5 and R301.2.1.5.1, and the associated table and figures.	Retain
R301.2.2	Seismic design. IRC CH: Buildings excepted in the IRC scope are added to the seismic provisions for clarity. (RB37-22)	Disapprove
	BCD: Retain the 2023 ORSC language.	Retain
	OR A: Replaces United States seismic map F. R301.2.2.1(1 through 6) with Oregon-specific F. R301.2.2.1, Seismic design categories, for clarity.	Retain
	BCD: Entire coastline is considered SDC E now.	Approve
R301.2.2.1	Determination of seismic design category. BCD: Adds determination paths to Oregon-specific F. R301.2.2.1 and the Oregon Design Criteria Hub.	Approve
R301.2.2.2	Weight of materials. OR A: Modifies maximum average dead load for floor assemblies from 10 psf to 15 psf. Modifies Exception 1 to not include roof and ceiling dead loads less than 15 psf.	Rescind
	BCD: Rescind amendments and adopt model code.	Approve
R301.2.2.6	Irregular buildings. OR A: Adds Figures R301.2.2.6(1) – (8) to illustrate the various irregularities that require nonprescriptive design	Retain
	BCD: Rescind existing amendment deleting hillside light-frame construction in item 8 and adopt model code provisions. <i>*For projects on steep lots with tall crawl spaces, where an engineered design or full height concrete foundation wall is not planned to be used, the anticipated construction cost increase would add an estimated 0.5-1.0% overall construction cost increase for added design and materials.</i>	Approve
	PP: Irregular buildings-deck extensions and limitations. Revisions to add an exception to item 2 to address deck extensions and limitations. (PP-16, Hillsboro) <i>Proponent revised the proposal. The committee recommends approving the proposal as modified by only adopting the exception to Item 2 of R301.2.2.6.</i>	Approve as modified
R301.2.2.10	Seismic restraint of appliances and equipment. IRC CH: Anchorage requirements are expanded to include seismic restraint for all appliances needing seismic restraint—not solely water heaters and thermal storage units. (See RB39-22) <i>*The cost increase will be small since the anchorage and bracing can be achieved with typical construction materials readily available from local hardware stores. Non-structural items subject to this proposal can be braced with coil strapping, wire bracing, or rigid struts with approximate costs as follows: \$9 - \$15 => basic water heater strap kit \$36 - \$42 => 25-feet of 20-gage coil strapping \$6 - \$10 => 175-feet of 20-gage galvanized steel wire \$21 - \$35 => 10-foot long 14-gage channel strut.</i>	Approve
	OR A: Revise section to refer to the OPSC for seismic anchoring of water heater requirements.	Retain

Section	Topic and change description	Outcomes
R301.2.3	Ground snow load. IRC CH: Adds that ground snow loads shall be determined in accordance with the Building Code. BCD: Allows for the use of the Oregon Design Criteria Hub and ASCE Design Ground Snow Load Geodatabase. OR A: Revises to reflect a more accurate path for obtaining site-specific ground snow loads. OR A: Adds that the minimum ground snow load for prescriptive design is 36 psf. BCD: Revise the minimum ground snow loads for prescriptive design to 30 psf. OR A: Adds that the minimum roof snow load for nonprescriptive design is 25 psf., except where determined with OSSC. BCD: Rescind the Oregon-specific Table R301.2.3.1 for ground snow load adjustment.	Approve Approve Retain Rescind Approve Retain Rescind
R301.5	Live load. OR A: Modifies Table R301.5, <i>Minimum live loads</i> , by replacing footnote 'a'.	Retain
R302.1	Exterior walls. IRC CH: The measurement of fire separation distance when there are two-family dwellings or townhouse buildings on the same lot is addressed. OR A: Adds clarification for the minimum fire separation distance where multiple detached dwellings are permitted by land-use to be on a single lot, adds clarification that all attached decks, other than those exempted by Section R105.2, are considered projections and shall comply with Table R302.1. Also been added as footnote c to Table R302.1, Adds clarification that fire blocking needs to be at least two-layers of two-inch nominal lumber, rennumbers Table R302.1(1) to R302.1, and revises the fire separation distance of 5 feet to 3 feet. Also, deletes IRC Table R302.1(2) for dwellings with fire sprinklers. COMM: Clarify Exception 2 as proposed by committee member Brad Mandal.	Approve Retain Approve
R302.2	Townhouses. OR A: Replaces entire townhouse provisions with Oregon-specific requirements.	Retain
R302.3	Two-family dwellings. IRC CH: Updated fire resistance requirements for improved clarity. OR A: Adds Section R302.3.2, <i>Lot line separation</i> , requiring the townhouse separation requirements, two individual wall assemblies not less than 1-hour fire-resistance rating, or equivalent wall assemblies where a real property line exists. BCD: The division proposed to: • Change the definition of "townhouse" to include two or more units. • Add a clarifier that townhouses do not include detached two-family dwellings located on a single lot. • Add a definition for "detached two-family dwellings." • Add language to Section R302.3 pointing to R302.2 provisions for two attached dwelling units are separated by a common lot line. • Includes associated changes to seismic provisions for more than 3-unit townhouses.	Approve as modified
R302.3.5	Vertically stacked dwelling units. IRC CH: Additional details are added for stacked two-family dwelling units.	Approve
OR R302.3.6	Attached stacked two-family dwellings. OR A: Adopts provisions for attached stacked two-family dwellings with increased fire separation at the vertical demising walls between each stacked two-family dwelling. OR A: Definition: STACKED TWO-FAMILY DWELLING. A vertically stacked, two-family dwelling where one of the dwelling units is located above the other dwelling unit and access to a yard, street, alley or public way is provided on not fewer than two sides. BCD: Definition: ATTACHED STACKED TWO-FAMILY DWELLING. Two or more stacked two-family dwellings attached in accordance with Section R302.3.6. COMM: Committee recommend adding "shared accessory room" provisions for stacked two-family dwellings.	Retain Retain Approve Approve
R302.3.7	Shared accessory rooms. IRC CH: Shared accessory rooms and their fire separation requirements mirror requirements for attached garages.	Approve
R302.5	Dwelling-garage opening and penetration protection. OR A: Removes requirement to be equipped with a self-closing or automatic closing device in R302.5.1.1.	Retain

Section	Topic and change description	Outcomes
	OR A: Adds exception for dwelling units and garages protected by an automatic fire sprinkler system.	Retain
R302.5.2	Duct penetration. OR A: Requires that vibration isolators, when used in garage ducts, be installed at least 18 inches from the penetration.	Retain
R302.7	Under-stair protection. OR A: Adds exception for an automatic fire sprinkler system.	Retain
R302.11	Fireblocking. OR A: Adds an exception for "drainage plane" furred spaces. <i>CCTF</i>	Retain
R302.13	Fire protection of floors. IRC CH: An exception is added for wood floor assemblies of less than 600 square feet in detached structures.	Approve
R303 (R316)	Foam plastics. IRC CH: New standards for foam plastic materials and their applications are added to Section R303.	Approve
R303.9 - R303.10	Plastic panels, panel systems, and plastic composites. OR A: Adds provisions for plastic panels and panel systems and plastic composites.	Retain
R305 (R318)	Moisture Control. OR A: Does not adopt the section on protection against termites (not applicable in Oregon) and replaces with section on moisture control for the building thermal envelope, part of CCTF.	Retain
R306 (R322)	Flood-resistant construction. OR A: Revised to align with statutes.	Retain
R306 (R323)	Storm shelters. OR A: Removes Section R306.1.1, which requires RDP, to align with Section R106.1 (OSBEELS and OSBAE laws).	Retain
R309 (R313)	Automatic fire sprinkler systems. OR A: Section is not adopted in Oregon.	Retain
R310.1 (R314.1)	Smoke alarms. IRC CH: Locations for smoke alarms are clarified and a new requirement for smoke alarms to meet manufacturer's installation instructions is added.	Approve
R310.3	Smoke alarm locations. OR A: Specifies that smoke alarms are required outside of each sleeping room within 21 feet. IRC CH: Added an item 6 addressing sleeping lofts. <i>The committee recommends approve the model code change as modified by adding "within 21 feet of the open side" and remove "in the immediate vicinity" for sleeping lofts.</i>	Retain Approve as modified
R310.4	Interconnection. BCD: Rescind the Oregon amendment adding an exception for existing areas where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure.	Rescind
R311 (R315)	Carbon monoxide alarms. IRC CH: A new requirement for carbon monoxide alarms, and combination carbon monoxide and smoke alarms to meet manufacturer's installation instructions is added.	Approve
R311.2.2	Carbon monoxide alarms; where required. OR A: Adds clarification for CO alarm requirements in existing dwellings.	Retain
R311.3	Location. OR A: Requires alarms in each sleeping room or within 15 feet outside of one.	Retain
R311.5	Interconnectivity. BCD: Delete exception.	Approve

Section	Topic and change description	Outcomes
R311.6	Power source. BCD: Rescind the Oregon amendment adding an exception for combination alarms in existing areas where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.	Rescind
R313.1 (R305.1)	Ceiling height. OR A: Replaces exception for bathroom/toilet rooms with Oregon-specific requirements.	Retain
	OR A: Adds an exception for the conversion of existing nonhabitable space.	Rescind
	IRC/BCD: Rescind the exception for the conversion of existing nonhabitable space and adopt new IRC Section R313.1.2.	Approve
R315 (R323)	Sleeping lofts. IRC CH: A new definition and provisions for sleeping lofts are added to the code.	Approve
	BCD: RMSB approved provisions for the 2023 ORSC as modified to align with statutory requirements and authority.	Approve
R317	Garages. IRC CH: EV charging stations and automotive lift requirements are added to the IRC to address installation of the equipment.	Approve
	BCD: Revise to align with authority and the Electrical Code.	Approve
R318 (R311)	Means of egress. OR A: Adds that “accessory structures containing habitable space” require a means of egress as well as dwellings. Adds that the required egress shall not travel through a carport as well as garage.	Retain
R318.2	Egress door. BCD: Adds requirement for not less than one egress door each accessory structure containing habitable space.	Approve
R318.3.1	Floor elevations at the required egress doors. OR A: Allows 8-inch rise instead of 7 ³ / ₄ -inch rise for the exterior side of a door.	Retain
R318.3.2	Floor elevations at other exterior doors. OR A: Allows 8 inches instead of 7 ³ / ₄ inches to landing or floor from threshold to align with rise/run amendment and revises the exception to “three or fewer” risers.	Retain
R318.7	Stairways. OR A: Adds new language to clarify that all stairways serving the dwelling (deck/porch/patio stairways) are intended to comply with the R311 requirements and not just those serving as an element of the egress system.	Retain
R318.7.1	Stairway width. OR A: Allows where a floor is served by more than one stairway, stairways other than the first stairway: • May have a clear width of not less than 30 inches (762 mm) • Any handrail may encroach not more than 4.5 inches (102 mm) into the clear width.	Retain
R318.7.5.1	Stair risers. OR A: Allows the required riser height for stairs to be 8 inches instead of 7 ³ / ₄ inches.	Retain
R318.7.5.2	Stair treads. OR A: Allows the required tread depth for stairs to 9 inches instead of 10 inches.	Retain
R318.7.5.3	Stair nosing. OR A: A nosing projection is not required where tread depth is not less than 10 in. instead of 11 in.	Retain
R318.7.5.5	Slope. OR A: Adds provisions for stairways adjoining a sloped walk, garage floor or driveway.	Retain
R318.7.6	Stairway landings. IRC: The term flight of stairs is added in lieu of stairway to clarify use of landings. The requirements and exceptions for landings were gathered into one location within Section R318.7.6 The committee recommends approving the IRC change as modified by deleting Exception no. 4.	Approve as modified
	BCD: Revise Exception 2 to align with Section R318.3.1 allowing 8-inch rise instead of 7 ³ / ₄ -inch rise.	Approve
R318.7.7	Stairway walking surface. OR A: Adds a clarification that the exception is for “exterior” landings.	Retain

Section	Topic and change description	Outcomes
R318.7.8	Handrails. OR A: Adds clarification that handrail shall be located where the treads are narrower for winders and adds pointer to R320 for compliance.	Retain
R318.7.9	Stairways in existing buildings. IRC CH: Adds section addressing alterations to stairways in existing buildings. <i>The committee recommends approving the IRC change as modified by specifying that the provisions apply to alterations to existing stairs serving existing habitable spaces.</i>	Approve as modified
R318.7.12	Alternating tread devices. OR A: Revised exception to only allow alternating tread devices as a means of egress from a “sleeping loft.”	Retain
R318.7.13	Ship’s ladders. OR A: Does not adopt the exception allowing ship’s ladders as a means of egress.	Retain
R318.8	Ramps. IRC CH: Handrail requirements for ramps are deleted and the ramp section is relocated.	Approve
R319.1	Emergency escape and rescue opening required. BCD: BCD had proposed to remove the requirements for the yard or court to open a public way, but after committee discussion the division has withdrawn the proposed amendment.	Approve IRC
R319.2.4	Emergency escape and rescue openings under decks, porches, cantilevers and similar projections. OR A: Adds ‘similar projections’ to the provisions	Retain
R319.2.5	Emergency escape and rescue openings above lower roof surfaces. OR A: Added provisions for a path on roof surfaces located below emergency escape and rescue openings intended to avoid obstructions that could hinder escape and rescue.	Retain
R320	Handrails. IRC CH: Handrail height and continuity are merged into a single section on handrails.	Approve
R320.2	Stair handrail height. OR A: Modifies min. stair handrail height to 30-38 in. except where a handrail is used as the top of a guard.	Retain
R321.1.3	Opening limitations. OR A: Allows a 5-inch diameter for guard openings on the open side of stairs.	Retain
R321.2.1	Window opening height. OR A: Adds provisions to specify that, for the application purposes of the “greater than 72 inches” vertical distance threshold, the surface other than grade must be flat and must provide not less than 36 inches in width to qualify as a measuring point.	Retain
R322 (R320)	Accessibility. IRC CH: A direct reference links care facilities to accessibility requirements in the IBC. OR A: Clarifies accessible design as provided by statutory authority and attached stacked two-family dwelling accessibility requirements were added. <i>R322.1: The committee recommends approving the IRC change as modified by removing “sleeping units” and specifying “newly constructed buildings.”</i> <i>R322.4: The committee recommends approving the IRC change as modified by aligning with the Chapter 3 of the Building Code.</i>	Approve as modified
R323 (R321)	Elevators and hoistways. IRC CH: A hoistway standard is added for private residence elevators. ORA/BCD: Revises to align with the Elevator Code.	Approve Approve
R324.4.2	Glazing adjacent to door. OR A: Adds clarifying Figure R324.4.2 showing where safety glazing is required when adjacent to a door.	Retain
R324.4.5	Glazing and wet surfaces. OR A: Amends by replacing “adjacent to” with “facing.”	Retain

Section	Topic and change description	Outcomes
R324.4.7	Hazardous glazing locations at bottom of stair landings. OR A: Adds clarifying Figure R308.4.7 showing the hazardous locations in relation to a stairway.	Retain
R324.6.5	Screens not required. IRC CH: The trigger of 16 square feet in Exception 2 is deleted.	Approve
R325 (R303)	Light, ventilation and heating. IRC CH: Light and ventilation are separated into their own sections.	Approve
R325.2	Toilet and bathing facility ventilation. OR A: Oregon adds mechanical ventilation requirements for rooms with bathing or spa facilities.	Retain
R325.3	Mechanical ventilation. BCD: Requires whole house ventilation or other approved means of ventilation for newly constructed dwelling units.	Approve
R326.1.1	Toilet facility access. PP-17: Proposed new subsection to require that every bedroom have access to the toilet facility without passing through another bedroom. (PP-17, OBOA) PP-18: Proposed new subsection to require that every bedroom have access to the toilet facility without passing through another bedroom and be located on the same story as the bedroom or story adjacent. (PP-18, OBOA)	Not approve Not approve
R326.1.2	Lavatory locations. PP-19: Proposed new subsection to require a lavatory to be placed in the same room as or in close proximity to the water closet. In addition, a kitchen sink shall not be a substitute for required lavatories. (PP-19, OBOA) <i>The committee recommends approving the IRC change as modified by adding an exception for alterations to existing bathrooms.</i>	Approve as modified
R326.6	Exterior hose bibs. PP-20: Proposed requirement for at least two exterior hose bibs for one and two-family dwellings. (PP-20, OBOA)	Not approve
R327	Wildfire hazard mitigation. OR A: Adopts a section for the mitigation of wildfire hazards that are available for local adoption, as scoped by the Legislature.	Retain
R328.1 (R307)	Minimum fixture clearances. OR A: Replaces Figure R327.1 showing the minimum fixture clearances for toilet, bath and shower spaces.	Retain
R329 (R327)	Swimming pools, spas and hot tubs. OR A: Specifies that scope of application is the design and construction of barriers for residential swimming pools accessory to four or fewer dwellings and specifies compliance with Section 305 of the ISPSC. BCD: Specifies that scope of application is the design and construction of barriers for residential spas and tubs and specifies compliance with Section 305 of the ISPSC.	Retain Approve
R330 (R324)	Solar energy systems. IRC CH: BIPV systems should be marked from below to identify hazardous areas for emergency responders. OR A: Incorporates provisions for rooftop-mounted PV systems.	Approve Retain
R330.9	Solar-ready construction. OR A: Adopts solar-ready provisions. COMM: <i>Revise R330.9.2 and R330.9.3 because most solar installers do not use the prewire due to the way they are being installed currently. Submitted by committee member Brad Mandal.</i> <i>Notes: BCD reached out to OSSIA for feedback and incorporated their input.</i> <i>The committee recommends revising the amendment with language proposed by the division.</i>	Retain Approve
R331.4 (R329)	Energy storage system locations. IRC CH: Openings and penetrations in locations housing ESS shall be protected similarly to garages.	Approve
R331.8	Impact protection. IRC CH: Impact protection requirements are added for energy storage systems. COMM: <i>Revise to remove elevation path to avoid impact protection.</i>	Approve as modified

Section	Topic and change description	Outcomes
CHAPTER 4 FOUNDATIONS		
R401.2	Requirements. OR A: The prescriptive basis for concrete foundation walls is that they are laterally supported at the top (e.g. by floor diaphragm) and bottom (e.g. keyed or doweled into footing); Section R404.1.3.2 states " <i>Concrete foundation walls shall be laterally supported at the top and bottom.</i> " ACI 332 and NRMCA 100, which are deemed to comply paths referenced by the IRC, have provisions and details for the concrete foundation wall to footing connection for laterally restraint/support in both low and high seismic applications. This is consistent with ACI 332.	Retain
R401.3	Drainage. OR A: Allows other means for drainage than drains or swales where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet. PP: Proposed revision to add the word "nuisance" shall also not be created due to surface drainage. (PP-21, OBOA)	Retain Not approve
R401.4	Soil Tests. IRC CH: For lots with poor soil, a geotechnical report is required to include the site class and SDS in high seismic areas.	Approve
R401.5	Wood forms. BCD: Clarifies the intent of the model code and referenced standards that use of wood members as stay-in place formwork within concrete foundations is prohibited unless a nonprescriptive design in accordance with Section R301.1.3 is provided for BO review. No cost increase for builders currently following code intent.	Approve
T. R403.1	Footings. OR A: Adds Table R403.1 identifying the minimum width of concrete, precast or masonry footings. OR A: Tables R403.1(1), (2) and (3) are not adopted. BCD: Rescind the Oregon amended table, adopt model IRC tables as modified by adding a column for 1,000 psf allowable soil bearing pressure to accommodate all areas of Oregon, correcting two model code errors, and adding "above-grade" to concrete and CMU walls Table R403.1(3) for clarification. <i>*Expected to have an overall negligible cost impact to light-frame construction on slab-on-grade or with crawl space. However, the change is expected to increase costs for projects using basement wall construction and for projects with roof spans greater than 32 feet. Note that if code users were following the intent and code commentary with respect to limitations of use of the 2023 ORSC, there would be no cost change moving forward with the latest tables, and instead just an expansion of the prescriptive footing design (less limitations on use).</i>	Retain Retain Approve
R403.1.1	Minimum footing size. OR A: Adds specific footing thicknesses based on number of floors supported (6" for one, 7" for two, 8" for three).	Retain
R403.1.2	Continuous footing in SDC D₀, D₁ and D₂. OR A: Adopted 2024 IRC proposed amendments and added a clarification that "continuously" is from beginning to end of braced wall line.	Retain
R403.1.4	Minimum depth. OR A: Exterior footings shall be placed not less than 12 inches below finished grade on the undisturbed ground surface. BCD: Clarification "bottom of the exterior footing"	Retain Approve
R403.1.6	Foundation anchorage. BCD: Clarification that the nut and washer shall be tightened on each anchor bolt such that the threads of the nut are fully engaged .	Approve
R403.1.7	Isolated footings. OR A: Details requirements for isolated footings in crawlspaces and outside isolated footings.	Retain
R403.1.8	Grounding electrode. OR A: Provide clear minimum standard for the grounding electrode connection.	Retain
R403.5	Crushed stone footings for cast-in-place concrete foundations. IRC CH: Allows crushed stone footings to be used for masonry foundations and cast-in place concrete foundations. Previously, we allowed for wood foundations and precast concrete foundations only. <i>*Cost decrease</i> RB 166-22: Original proposal	Approve

Section	Topic and change description	Outcomes
T. R404.1.3.2(1)	Minimum horizontal reinforcement for concrete foundation walls. OR A: Revises Table R404.1.2(1) to include requirements for unsupported wall heights from 5 – 8 ft.	Retain
R408.2	Under-floor spaces with ventilation openings. OR A: R408.2.1 Under-floor vapor retarder. Requires all under-floor spaces to be covered by a Class I vapor retarder lapped at least 12 in. at the joints and extended at least 12 inches up perimeter foundation walls. R408.2.2 Minimum net area of ventilation openings. Requires min. net area of openings to be 1 ft ² for each 150 ft ² where radon-mitigating construction is required (ORS 455.365), and 1ft ² for each 1500 ft ² where radon-mitigating construction is not required. R408.2.3 Ventilation opening locations. Requires one ventilation opening within 3 ft of each external corner with the existing exceptions. R408.2.4 Ventilation opening coverings. Adds clarification that louvers are prohibited where radon-mitigating construction is required (ORS 455.365) in alignment with App. F for radon. <i>The committee asked the division to add back: Ventilation openings are not required in the foundation when a continuously operated mechanical ventilation system is installed. The system shall be designed to have the capacity to exhaust a minimum of 1.0 cfm (0.5 Lis) for each 50 square feet (4.6 Lis) of under-floor area. The ground surface shall be covered with an approved ground cover material.</i>	Retain Approve
R408.3	Unvented crawl space. OR A: Adds requirement to overlap vapor retarder 12 inches when not sealed or taped. Requires edges to extend at least 12 inches instead of 6 inches up the stem wall. Clarifies that unvented crawl spaces are not allowed where radon-mitigating construction is required.	Retain
R408.8	Vapor retarder in crawlspaces. BCD: Delete section because it does not apply in Oregon.	Approve
CHAPTER 5 FLOORS		
R502.2	Floor construction. OR A: Replaces IRC Figure R502.2.	Retain
R502.5	Allowable girder and header spans. OR A: Adds Table R502.5 for allowable spans for girders supporting only one floor.	Retain
R502.7	Lateral restraint at supports. OR A: Deletes the exception for lateral restraints in SDC D ₀ , D ₁ , and D ₂ .	Retain
R502.9	Post and beam connections. OR A: Adds a clarifying figure showing the possible post and beam connections.	Retain
R502.11	Floor framing supporting guards. IRC CH: Details for bracing a floor system when attaching a guard are added. This bracing applies where guards are required, including at the edge of mezzanines and decks. <i>The committee recommends adopting the model code changes as modified by adding similar figures to those published in the Significant Changes book.</i>	Approve as modified
R506.2	Post-Tensioned Slabs. IRC CH: A referenced standard for post-tensioned slabs on ground is added: PTI DC10.5.	Approve
506.3.3	Vapor retarders under concrete slabs. OR A: Requires an approved <u>Class I</u> vapor retarder with joints lapped not less than <u>12 inches</u>	Retain
R507.3	Deck footings. BCD: Rescind the amendment deleting Exception no. 2 and adopt 2027 IRC proposed amendments (RB178-25) increasing the allowance in Exception 2.3 from not more than 20 inches to not more than 30 inches, matching the R105.2 permit exemptions. <i>*Cost decrease</i>	Approve
R507.9.1.1	Ledger details. OR A: Add language to align with historical DCA 6 document from AWC for prescriptive deck construction; to prevent overloading existing cantilevered framing.	Retain

Section	Topic and change description	Outcomes
R507.9.1.5– R507.9.1.8	Ledger Flashing and Water-Resistive Barriers. IRC CH: Specific requirements for flashing detailing at deck ledgers are added to the deck section.	Approve
CHAPTER 6 WALL CONSTRUCTION		
T. R602.3(1)	Fasteners – Roof and Wall IRC CH: A footnote is modified to address lumber species with lower specific gravity, and the wall sheathing fastener schedule is updated to reflect a typo in nailing requirements for intermediate supports. BCD: Revise items 31, 32 and 33	Approve Approve
F. R602.10.1.1	Braced wall lines. OR A: Add the Braced Wall Line (BWL) A dimension for clarity and alignment with Section R602.10.1.1. This is a common misapplication item; designer has flexibility to use any of the listed options in R602.10.1.1 for the end of the braced wall line.	Retain
R602.10.1.2	Location of braced wall lines. OR A: Deletes the first paragraph. It is difficult to apply and enforce. Duplicative statements/provisions.	Retain
T. R602.10.1.3	Braced wall line spacing. OR A: Clarifies the 900 sq. ft. room exception.	Retain
R602.10.2.2.1	Location of braced wall panels in Seismic Design Categories D₀, D₁ and D₂. OR A: Exception 1 – Expands the provision to include Methods PFH and ABW; aligns with the Exception 2. PP-22: Proposal to simplify and clarify the code text requirements by introducing a new figure. (PP-22, OBOA)	Rescind Approve
R602.10.3	Wall height. IRC CH: Terminology for wall height is clearly defined and updated in the bracing tables with a new figure added for clarity.	Approve
T. R602.10.3(1)	Bracing requirements based on wind speed. OR A: Expands table to include intermediate rows for ≤105 mph and ≤100 mph to give more flexibility/options for applicant.	Retain
T. R602.10.5	Minimum length of braced wall panels. OR A: Portal header height – Deletes the 11 ft. and 12 ft. columns. Listing portal header heights of 11 ft. and 12 ft. is misleading and has created confusion/questions. The related Figures that are required to be followed are clear on the Portal header height limit of 10 ft. and the allowed increase to 12 ft. without these table columns and associated footnotes. IRC CH: Braced wall panel contributing length calculations are clarified to be based on the full-height sheathed panel section.	Retain Approve
F. R602.10.6.2 F. R602.10.6.3 F. R602.10.6.4	Method PFH – Portal frame with hold-downs. Method PFH – Portal frame at garage door openings in SDC A-C. Method CS-PF – Continuously sheathed portal frame panel construction. OR A: Adds a requirement that the header size be the greater of that required by Section R602.7 and 3"x11.25" net to clarify that the header needs to be able to resist the required gravity load in addition to be the minimum size based on the tested portal frame system; also removed portion of improperly shown foundation section for clarification.	Retain
R602.10.6	Length of portal frame. IRC CH: For determining the ends of a portal frame, a king stud is nailed on either end of the header. A note is added to each figure to limit header length to a single opening, and minor revisions are added to each portal frame figure.	Approve
F. R602.10.7	End conditions for braced wall lines with continuous sheathing. OR A: Hold-down device shall have an 800-lb capacity in SDC A-C and 1800-lb capacity in SDC D. PP-22: Proposal to add two footnotes to clarify and includes OR A in the figure. (PP-22, OBOA)	Rescind Approve
CHAPTER 7 WALL COVERING		
R702.7	Vapor retarders. OR A: Deletes climate mapping and associated vapor retarder language.	Retain
R703.1.1	Exterior wall envelope. OR A: Modifies and adds drainage plane requirements.	Retain

Section	Topic and change description	Outcomes
R703.2	Water-resistive barrier. IRC CH: This change adds a pointer to continuous air barriers and foam plastic insulating sheathing as a water-resistive barrier, and it identifies when WRBs are not required for accessory structures. BCD: Revise by removing “unconditioned,” “tool sheds, storage sheds, playhouses, and other similar.” The committee also recommends adding “nonhabitable” to accessory structures in the exception.	Approve Approve as modified
R703.3.1	Siding clearance at wall and adjacent surfaces. IRC CH: Vinyl siding minimum fastening is clarified while the minimum clearance to wall framing is added.	Approve
R703.4	Flashing. IRC CH: Flashing application language is revised for clarity OR A: Add that kick-out flashings are required to be installed at all wall and roof intersections and a figure to illustrate.	Approve Retain
R703.5	Wood, hardboard, and wood structural panel siding. OR A: IRC R703.5.1 is not adopted and the first part of R703.5.2 is deleted.	Retain
R703.6.1	Furring over WRBs for wood shakes and shingles. IRC CH: This change adds an option for gapped horizontal furring over a water-resistive barrier for installation of wood shakes or shingles	Approve
R703.7.3	Water-resistive barriers for stucco. IRC CH: Water-resistive barrier options for stucco used in dry climates are modified.	Approve
R703.9	EIFS. OR A: IRC R703.9.1 for EIFS not incorporating drainage is not adopted.	Retain
R703.11, R703.14	Vinyl and polypropylene siding. IRC CH: Details for installation of vinyl and polypropylene siding are added to clarify requirements at edges of openings and at starter strips.	Approve
R703.18	Fiber-mat reinforced cementitious backer units. IRC CH: Cementitious backer board may be used in exterior wall applications.	Approve
R704	Exterior soffits and fascia. IRC CH: Aluminum soffits and fascia are now specifically addressed in the exterior soffits and fascia section.	Approve
CHAPTER 8 ROOF/CEILING CONSTRUCTION		
R801.4	Drainage control. OR A: Adds language to address drainage control.	Retain
R802.9	Framing of openings. OR A: Adds a pointer back to R301.2.2.6.	Retain
R806.2	Minimum vent area. OR A: Deletes “In Climate Zones 6, 7 and 8.”	Retain
R806.5	Unvented attic and unvented enclosed rafter assemblies. OR A: Adds a condition for R-20 air impermeable or rigid board insulation and preformed insulation board. Does not adopt Table R806.5.	Retain
CHAPTER 9 – ROOF ASSEMBLIES		
R901.1	Scope. OR A: Adds pointer to Section R327 for additional roof material requirements for Wildfire Hazard Mitigation.	Retain
R902.1	Roof assemblies. IRC CH: Provisions for classification of roof assemblies are clarified. OR A: Adds that roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles shall be considered Class A roof coverings.	Approve Retain
R902.3 R902.4	Building-integrated photovoltaic product. OR A: Deletes IRC Sections R902.3 and R902.4.	Rescind

Section	Topic and change description	Outcomes
R905.1.2	Ice barriers. OR A: Modifies to include: “In areas where the average daily temperature in January is 25°F (-4°C) or less or where...”	Retain
R905.2.8.3	Sidewall flashing. OR A: Replaces language.	Retain
R905.3.6, 5.6, 6.5	Wind Resistance— Clay, Concrete and Slate Roofs. IRC CH: Explicit requirements for wind resistance of concrete and clay tiles, slate shingles and roll roofing are added.	Approve
905.7, R905.8	Wood Shakes and Shingles. IRC CH: Wind resistance requirements are added while sheathing requirements are updated for wood shingles and shakes.	Approve
R905.9.4, R905.10.5, R905.11.4	Wind Resistance—built-up, metal and bitumen roofing. IRC CH: Explicit requirements for wind resistance are added for built-up and modified bitumen roofing and for metal roof.	Approve
R905.12, R905.13.4, R905.14.4	Single-Ply, liquid-applied and sprayed roofing. IRC CH: Requirements for single-ply roofing are updated, and wind resistance requirements are added for liquid-applied and sprayed polyurethane foam roofing.	Approve
R905.15, R905.16	BIPV roofs. IRC CH: Building-integrated photovoltaic (BIPV) roof panel and shingle provisions are updated to provide minimum deck sheathing and attachment requirements.	Approve
R908.1.1	Roof re-cover. OR A: Requires ventilation in the areas where sheathing is replaced prior to the installation of a new roof covering.	Retain
R908.3	Roof Replacement. IRC CH: Self-adhering underlayment may be left on when reroofing, if the underlayment meets certain requirements.	Approve
R909	Roof Coatings IRC CH: A new section lists ASTM standards applicable to each roof coating referenced in the IRC.	Approve
CHAPTER 10 – CHIMNEYS AND FIREPLACES		
R1001	Spark arrestor for chimneys. OR A: Adds a note at the beginning of the chapter indicating that a single-family dwelling located on forest-zoned lands having a chimney or chimneys requires a spark arrestor for each chimney.	Retain
CHAPTER 13 – GENERAL MECHANICAL SYSTEM REQUIREMENTS		
M1305.1.2	Appliances in attics. OR A: Adds a third exception addressing existing structures.	Retain
M1305.1.3	Appliances under floors. OR A: Adds a third exception addressing existing structures.	Retain
M1307.3.1	Protection from impact / Figure M1307.3.1. OR A: Adds pointer to a figure for barrier protection	Retain
M1308.3	Foundations and supports. OR A: Modifies ground clearance for appliances.	Retain
M1309	Piping Support. OR A: Adds a section and Table M1309.4 (from M2101.9) for specific piping support information.	Retain
CHAPTER 14 – HEATING AND COOLING EQUIPMENT AND APPLIANCES		
M1401.1, M1401.2	Installation. OR A: Add ventilating equipment to the charging.	Retain
M1404	Refrigeration cooling equipment. IRC CH: Refrigeration equipment must be listed and labeled using UL 484, UL 1995 or UL/CSA 60335.	Approve

Section	Topic and change description	Outcomes
M1411	Approved refrigerants. IRC CH: Requirements are added for identification of refrigerants.	Retain
M1411.9.2	Drainpipe materials and sizes. OR A: Removes reference to Chapter 30 (Not adopted in Oregon) and adds that material for gravity drains shall be smooth and rigid to maintain the slope to the discharge point.	Retain
M1411.9.2	Drain pipe materials and sizes. BCD: Add requirement that Pumped condensate drain lines from a condensate pump shall comply with the manufacturer's installation instructions, including pipe size, slope and materials	Approve
CHAPTER 15 – EXHAUST SYSTEMS		
M1502.3	Duct termination. OR A: Adds clarity for exhaust outlet opening, where MIs not provided.	Retain
M1502.4.2	Dryer exhaust duct installation. OR A: Revises support interval requirement from 12 ft. max. to 4 ft max.	Retain
M1502.6	Exhaust penetrations. OR A: Prohibits penetrations or location within fireblocking, draftstopping or any wall, floor/ceiling or other assembly required by this code to be fire-resistance rated, unless it is constructed of galvanized steel or aluminum. Also prohibits fire dampers, combination fire/smoke dampers or any similar devices that will obstruct the exhaust flow.	Retain
M1502.7	Makeup air. IRC CH: Minimum opening size requirements are added for a closet door transfer air grill. BCD: Disapprove new IRC and retain 2023 ORSC provisions.	Not approve Approve
M1503.3	Open-top broiler exhaust. OR A: Removes the following sentence: “A clearance of not less than 24 inches (610 mm) shall be maintained between the cooking surface and the combustible material or cabinet.”	Retain
M1503.3	Exhaust discharge. OR A: Adds conditions to meet for the exception.	Retain
M1503.5	Kitchen exhaust rates. OR A: Modifies this section to require exhaust system for domestic kitchen cooking appliances.	Retain
	IRC CH: Requirements for local exhaust in a toilet room or bathroom are moved to the section with fans having single or variable speeds and a tested pressure at 0.25-inch water column.	Approve
	BCD: Add exceptions for recirculating system and where continuous mechanical exhaust greater than 25 cubic feet per minute is provided	Retain
T.M1504.2	Prescriptive exhaust duct sizing. OR A: Replaces table.	Retain
M1504.3	Exhaust openings. OR A: Deletes termination requirement of “not less than 3 ft. from property lines.” IRC CH: Two exceptions are added for exhaust openings, one for an opening 12 inches from another opening and the other for factory-built combination terminals.	Retain Approve
M1505.4.1	Whole-house mechanical ventilation system. OR A: Requires balanced whole-house ventilation system.	Retain
M1505.5	Exhaust ventilation rate. OR A: Adds section requiring systems to be designed with the capacity to exhaust the required min. air flow rate, etc. (CCTF) OR A: Adds sound rating requirements.	Retain Retain

Section	Topic and change description	Outcomes
M1505.6	Rooms with water closets, bathing facilities or spa facilities. OR A: Requires automatic controls for ventilation. (CCTF)	Retain
CHAPTER 16 – DUCT SYSTEMS		
M1601.1.1	Above-ground duct systems. OR A: Deletes item 5. OR A: Adds M1601.1.1.1 and M1601.1.1.2 to clarify when cavities can be used as ducts.	Retain Retain
M1601.4.1	Joints, seams and connections. OR A: Adds and clarifies duct sealing requirements.	Retain
M1601.4.4	Support. OR A: Adds "prescriptive" minimum support language for metal duct.	Retain
M1601.4.6	Duct insulation. OR A: Deletes item 1 regarding vapor retarders and points to N1105.2.	Retain
M1601.4.8	Duct separation. OR A: Allows a minimum 1-inch separation where approved groundcover is placed between the ground and the duct.	Retain
M1601.4.11	Ductwork installation location. OR A: Requires all supply and return ductwork to be within the building thermal envelope.	Retain
M1601.5	Under-floor plenums. OR A: A crawl space shall not be used as a supply or return air plenum.	Retain
M1602.2	Return air openings IRC CH: Requirements for return air openings for closets and mechanical, boiler and furnace room doors are expanded.	Approve
M1604	Smoke and fire damper. OR A: Adds a path to OMSC for smoke and fire dampers.	Retain
CHAPTER 18 – CHIMNEYS AND VENTS		
M1801.1.1	Enclosing of venting systems. OR A: Provides direction for safely enclosing a vent that passes through an occupied space.	Retain
M1804.3.2	Size of multiple-appliance... OR A: Provides direction for multiple appliance venting.	Retain
CHAPTER 19 – SPECIAL APPLIANCES, EQUIPMENT AND SYSTEMS		
M1903	Engine & gas turbine-powered... OR A: Adds section dealing with generators.	Retain
M1904	Small ceramic kilns. OR A: Adds section on kilns.	Retain
CHAPTER 20 – BOILERS AND WATER HEATERS		
M2002.4.1	Discharge pipe. IRC CH: The requirements for a discharge pipe are added to mirror requirements within the 2021 IMC.	Approve
M2005.3.1	Heat pump water heater condensate. BCD: Adds requirements for condensate drainage from heat pump water heaters to be installed in accordance with the manufacturer's installation instructions and to comply with the applicable provisions of Sections M1411.9 and M1411.10.	Approve
CHAPTER 21 – HYDRONIC PIPING		
M2103.3	Piping joints. IRC CH: A reference to ASTM F3226 is added for press-connect fittings for piping and tubing systems, including copper and copper alloys.	Approve

Section	Topic and change description	Outcomes
M2103.5	Pressurizing during installation. OR A: Adds for piping systems embedded in concrete.	Retain
CHAPTER 24 – FUEL GAS		
G2401.2	Authority to render gas service. OR A: Adds sections for authority to render gas.	Retain
G2407.4.1	Special conditions. OR A: Adds section to address high volume exhaust fans.	Retain
G2407.12	Protection from fumes and gases. IRC CH: The section on corrosive and flammable products is rewritten to require a mechanical room or direct-vented appliance.	Approve
G2408.2	Elevation of ignition source. OR A: Modifies for consistency.	Retain
G2411.1	Electrical bonding. OR A: Deletes section concerning bonding and refers to the Electrical Code.	Retain
G2414.6	Workmanship and defects. IRC CH: The requirements on workmanship and defects are rewritten for clarity.	Approve
G2414.9	Metallic joints and fittings. IRC CH: The section on joints and fittings is rewritten for clarity.	Approve
G2415.12	Minimum burial depth. OR A: Modifies the burial depth requirement to 18 in.	Retain
G2417.1.1.1/2	Rough/Final piping insp. OR A: Adds two sections for when to inspect.	Retain
G2417.4.1	Test Pressure. OR A: Adds simplified requirements for test pressure testing.	Retain
G2417.4.2 –7.3.1	Testing and Purging. OR A: Deletes these sections.	Retain
G2418.2	Design and installation. OR A: Deletes “metal.”	Retain
G2419.4	Sediment Trap. OR A: Allows no sediment trap unless specifically required by the MIs.	Retain
G2421.3	LP-gas regulators. OR A: Adds section for regulators.	Retain
G2427.5.5	Inspection of chimneys. OR A: Points to Chapter 10 for chimney provisions.	Retain
G2427.5.6.2	Common vent gas utilization... OR A: Adds sections to reference the requirements in Section M1804.	Retain
G2427.10.2.2	Vent connectors uncondition... OR A: Garages cannot use single-wall vent piping.	Retain
APPENDICES		
Administrative Appendices		
AA (AV)	Board of Appeals OR A: Not adopted and not available for adoption by a municipality.	Retain
AB (AL)	Permit Fees OR A: Not adopted and not available for adoption by a municipality.	Retain
Building Appendices		
BA (AE)	Manufactured Housing Used as Dwellings OR A: Not adopted and not available for adoption by a municipality.	Retain
BB (AQ)	Tiny Houses OR A: Not adopted and not available for adoption by a municipality.	Retain
BC	Accessory Dwelling Units (ADU) OR A: Not adopted and not available for adoption by a municipality.	Retain
BD (AM)	Home Day Care—R-3 Occupancy OR A: Not adopted and not available for adoption by a municipality.	Retain
BE (AF)	Radon Control Methods OR A: Adopts and modifies.	Retain

Section	Topic and change description	Outcomes
BF (AH)	Patio Covers OR A: Adopts and modifies.	Retain
BG (AK)	Sound Transmission OR A: Adopts and modifies.	Retain
BH (AO)	Automatic Vehicular Gates OR A: Not adopted and not available for adoption by a municipality.	Retain
BI (AR)	Light Straw-Clay Construction OR A: Adopts and modifies.	Retain
BJ (AS)	Strawbale Construction OR A: Adopts and modifies.	Retain
BK (AU)	COB Construction (Monolithic Adobe) OR A: Adopts and modifies.	Retain
BL (New)	Hemp-Lime (Hempcrete) Construction BCD: Adopt	Approve
BM (AW)	3D-Printed Building Construction OR A: Adopts and modifies.	Retain
BN (New)	Extended Plate Wall Construction BCD: Not adopted and not available for adoption by a municipality.	Approve
BO (AJ)	Existing Buildings and Structures OR A: Not adopted and not available for adoption by a municipality.	Retain
PMG Appendices		
CA (AA)	Sizing and Capacities of Gas Piping OR A: Not adopted and not available for adoption by a municipality.	Retain
CB (AB)	Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents OR A: Not adopted and not available for adoption by a municipality.	Retain
CC (AD)	Recommended Procedure for Safety Inspection of an Existing Appliance Installation OR A: Not adopted and not available for adoption by a municipality.	Retain
CD (AG)	Piping Standards for Various Applications OR A: Not adopted and not available for adoption by a municipality.	Retain
CE (AN)	Venting Methods OR A: Not adopted and not available for adoption by a municipality.	Retain
CF (AP)	Sizing of Water Piping System OR A: Not adopted and not available for adoption by a municipality.	Retain
CG (New)	Nonsewered Sanitation Systems BCD: Not adopted and not available for adoption by a municipality.	Approve
CH (AI)	Private Sewage Disposal OR A: Not adopted and not available for adoption by a municipality.	Retain
Energy Appendices		
NA (New)	Reserved OR A: Not adopted and not available for adoption by a municipality.	Retain

Section	Topic and change description	Outcomes
NB (AT)	Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses OR A: Not adopted and not available for adoption by a municipality.	Retain
NC (AX)	Zero Net Energy Residential Building Provisions OR A: Not adopted and not available for adoption by a municipality.	Retain
ND (New)	Electric Energy Storage Provisions BCD: Not adopted and not available for adoption by a municipality.	Approve
NE (New)	Electric Vehicle Charging Infrastructure BCD: Not adopted and not available for adoption by a municipality.	Approve
NF (New)	Alternative Building Thermal Envelope Insulation R-Value Options BCD: Not adopted and not available for adoption by a municipality.	Approve
NG (New)	2024 IECC Stretch Code BCD: Not adopted and not available for adoption by a municipality.	Approve
NH (New)	Operational Carbon Rating and Energy Reporting BCD: Not adopted and not available for adoption by a municipality.	Approve
NI (New)	On-Site Renewable Energy BCD: Not adopted and not available for adoption by a municipality.	Approve
NJ (New)	Demand Responsive Controls BCD: Not adopted and not available for adoption by a municipality.	Approve
NK (New)	Electric-Ready Residential Building Provisions BCD: Not adopted and not available for adoption by a municipality.	Approve
NL (New)	Renewable Energy Infrastructure BCD: Not adopted and not available for adoption by a municipality.	Approve
Resource A (New)	All-Electric Residential Buildings BCD: Not adopted and not available for adoption by a municipality.	Approve