



Oregon

Tina Kotek, Governor



Building
Codes
Division

Department of Consumer
and Business Services

Residential & Manufactured Structures Board

Meeting agenda

Meeting date: July 1, 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](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 [February 18, 2026](#)
- E. Date of the next scheduled meeting: October 7, 2026
- F. Farewell to member Emily Kemper
- G. Welcome new member Don Sturgeon

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 or virtual attendance or written testimony only.

III. Reports and updates

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

IV. Communications

- A. [Revitalizing Oregon's existing buildings through adaptive reuse](#)
- B. [Oregon Residential Reach Code Kick Off 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



oregon.gov/bcd

VII. New business

- A. [Electrical and Elevator Board's recommendation regarding the low-rise residential electrical provisions of the 2026 Oregon Electrical Specialty Code \(OESC\)](#)
- B. [State Plumbing Board's recommendation regarding the low-rise residential plumbing provisions of the 2026 Oregon Plumbing Specialty Code \(OPSC\)](#)
- C. [Oregon Residential Specialty Code \(ORSC\) Section R302.2 and associated technical updates/corrections to the townhouse provisions](#)
- D. [Conventional Light-Frame Construction review and approve proposed amendments](#)

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

February 18, 2026

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
- Rich Fry, residential structural contractor
- James Austin, manufacturer of manufactured dwellings

Members absent

- Jason Sawyers, multi-family contractor
- Vacant, residential building trade contractor

Staff

- Tony Rocco, structural program chief, Housing and Building Safety Section manager (HABS)
- Mark Heizer, mechanical and energy system engineer, Policy and Technical Services (PTS)
- Anne Gire, sustainability policy analyst, PTS
- Tami Martino, senior building code specialist, HABS
- Debi Barnes-Woods, boards coordinator/administrator, PTS
- Kelly Thomas, energy policy analyst, PTS
- Eric McMullen, structural program assistant chief, HABS
- Richard Donovan, senior policy advisor, PTS
- Pierre Sabagh, policy analyst, PTS
- Kaydi Milton, policy development coordinator, PTS

Guests

- Jed Bennett, SBC Homes
- Angus Duncan, Natural Resources Defense Council
- Vinh Mason, City of Portland BPS
- David Heslam, Earth Advantage
- Josh Salinger, Birdsmouth Design Build
- Lucy Vinis, Former Eugene Mayor
- Mike Moore, Stator LLC
- Dylan Plummer, Sierra Club

- Zoe Serrano, Rogue Climate
- Eleanor Ponomareff, City of Talent
- Jody Orrison, City of Portland
- Zachary Sielicky, NW Natural
- Kelly Dundon, NWN
- Rebai Tamerhoulet, Home Builders Association
- Don MacOdrum, TRC
- Camilo Serna, NERC

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

Eight members of the board were connected through ZOOM. One member was in-person. One member was absent. The board has one vacant position.

C. Approval of agenda and order of business

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

D. Approval of the draft board meeting minutes

Vice Chair Abraham Kelso ruled the draft meeting minutes of January 7, 2026, final.

E. Date of the next scheduled meeting April 1, 2026.

II. Public comment

In-person: Zachary Sielicky, NW Natural

Commenting on Section N1105.8 of ORSC. NW Natural appreciates the division's updated clarifying language that sets a pathway for dual fuel or hybrid heating systems. This flexibility is important and urges the board to maintain it and avoid any actions that would further narrow building requirements or create an electric-only heat pump mandate. Oregonian families have already been struggling with energy costs and state energy analysis show that heat pumps often come with significantly higher upfront costs than traditional dual fuel HVAC systems. Oregon's electric grid is also under strain if requiring electric-only heating risks both cost and reliability especially during cold weather events. Efficient natural gas equipment paired with heat pumps optimize both energy systems and play an important role in maintaining affordability, reliability, and consumer choice for Oregonians.

In-Person: Jed Bennett, SBC Homes

Jed is a local builder in the area that specializes in first-time homebuyers. As a local builder, this has put him in a tough spot to either put in all electric appliances or natural gas. While he supports the efforts to improve energy efficiency, the proposed code will unintentionally reduce affordability and limit energy choice for many Oregonians especially those just entering the housing market. The proposal mandates an additional energy measures whenever a gas furnace is installed, adding roughly three dollars per square foot in building costs, this could mean thousands of dollars in extra expenses just to choose natural gas over electric appliances. This

creates a clear bias against gas. He urges to exempt homes up to sixteen hundred square feet from the additional energy measures when using a gas furnace.

Virtual: Angus Duncan, Natural Resources Defense Council

Angus Duncan represents the Natural Resources Defense Council in Oregon, he is also a former member and chair of the Northwest Power Planning Council overseeing planning for the four-state regional power grid. He stated that past four governors of Oregon have issued a forward thinking state energy agenda. They speak to the importance of shifting from fossil fuels to clean electricity and using that electric energy efficiently. Heat pump technology is not a new technology however in the last decade, this technology has taken flight. The old units used to begin losing efficiency when outside temperatures hit the low forties. They now operate efficiently down to fifteen degrees or lower without backup heat from gas or electric resistance. In fact, the energy trust would only extend its retrofit cost share if they agreed to not have a backup. He believes the board will live to regret the choice by sizing the required heat pump to it's likely cooling load and obliging the installation of supplemental electric resistance or gas heating unit will add to the cost of the ancillary unit and its fuel supply connection on top of the cost of the primary heat pump unit.

Virtual: Vinh Mason, City of Portland BPS

Vinh Mason represents the City of Portland Bureau of Planning and Sustainability and is the manager for the climate policy and programs. He stated he is in support for N1105.8 that would require new residential construction with air conditioning to install heat pumps as the primary HVAC system. There are conflicting opinions about the affordability of heat pumps that we've heard from the gas and heat pump industries, the city of Portland contracted ECONorthwest to complete an independent analysis of the cost to heat and cool residential new construction. In comparing heat pumps to natural gas furnaces with air conditioning, ECONorthwest found that overall lifetime cost savings were estimated at \$2,350 to \$2,650 net savings per home. Heat pumps are clearly the most affordable, sustainable, and resilient technology to heat and cool Oregon's future. I urge the board members to support this proposed requirement.

Virtual: David Heslam, Earth Advantage

David Heslam represents Earth Advantage and is the Executive Director, who is dedicated to advancing energy in Oregon and he was in support of the proposed 2026 ORSC as a whole but more specifically to N1105.8. He stated he attended the code committee meetings for this specific code and he wanted to clarify that this is not a gas to heat pump fuel switch requirement but rather a substitution of heat pump for conventional AC unit in homes that already include split AC systems. People have come to think of AC as being an necessity now rather than a luxury and with the modeling that Building Codes Division staff has clearly done shows that there's an operating cost savings that outweighs initial upfront costs in addition to providing comfort and resiliency. He wanted to again applaud the work of the code committee that took into account many different point of view in developing the proposal that the board is reviewing today.

Virtual: Josh Salinger, Birdsmouth Design Build

Josh Salinger represents Birdsmouth Design Build specializing in building and designing homes in Portland Oregon. He stated he is here today in support of adopting Section N1105.8. This

equipment is extremely available and they have been installing heat pumps in their projects for the past eighteen years. The only difference between an AC unit and a heat pump is a small piece of equipment called a reversing valve, these valves tend to be more efficient than the AC units that are just working at minimum efficiency. This saves our homeowners money throughout the useful life of their equipment in their homes and this proposal is talking about installing them at new construction and that would be the easiest time to do that. One thing he wanted to point out is this would not be an extreme policy change here, they would still include dual fuel capacity.

Virtual: Lucy Vinis, Self

Lucy Vinis stated she was the former mayor of the City of Eugene and has served on the rebuilding task force that led to the 2023 legislation. She wanted to applaud Building Codes actions in updating and improving the energy efficiency in new and existing buildings. These changes will improve the quality of life, lower energy bills, and support the construction of housing stock that will meet our future needs. She is especially supportive of the provision that requires heat pumps to be installed in new housing. This is a practical change that ensures that new housing will have energy-efficient air conditioning to keep people safe during our increasingly hot summers. She would like the board to consider requiring heat pumps in all new construction, expanding the benefits of this efficient new technology to more households and saving property owners the future costs of retrofitting outdated systems.

Virtual: Mike Moore, Stator LLC

Mike Moore representing the Home Ventilating Institute and is with Stator LLC. He stated he wanted to talk about a proposal (PP-08) that was on requiring heat and energy recovery ventilators for dwelling units. The proposal original has two components: one would require heat or energy recovery ventilators for all dwelling units and two would require heat or energy recovery ventilators with the exception for small homes. When it was brought to the committee, there was a split vote on option two. There was some concern about the cost effectiveness analysis that was presented along with that so he wanted to speak to that a little more today. He was able to redo the cost effectiveness analysis and the simple payback was under five years. He stated he would urge the board to reconsider amending the recommendation from the committee to approve option 2 from this proposal.

Virtual: Dylan Plummer, Sierra Club

Dylan Plummer represents Sierra Club's National Clean Heat Program as a acting deputy director. He stated he wanted to echo statements made by others in support of Section N1105.8 which will require the installation of heat pumps. This proposed code update comes at an important moment. Oregon's 2023 legislation set a clear direction that new homes should be net zero ready by 2030. Achieving that goal won't happen all at once, but rather step by step through practical code decisions like this one. Governor Kotek committed the state to having heat pumps make up sixty-five percent of heating, cooling, and water heating equipment sales by 2030. Current projections indicated that we are not on pace to meet that target, but codes like this will dramatically help us to get back on track. The draft code before the board reflects a serious good faith effort from staff and volunteer members of the code committee to balance statutory requirements, cost effectiveness, and real world building practices.

Virtual: Zoe Serrano, Rogue Climate

Zoe Serrano represents Rogue Climate as a legislative coordinator and wanted to show support for the requirement of a heat pump equipment when AC is being installed in new construction. Rogue Climate serves and works alongside Southern Oregon and South coast communities. Rogue Climate's Energize Programs in Coos, Douglas, Jackson, Josephine, and Klamath counties over the past 10 years demonstrated the high demand for efficient heat pumps and the great benefit to community member when this technology is accessible to low income rural households. They have seen firsthand how ductless heating and cooling pumps reduce energy use, lower utility bills, and support our communities to be safe and healthy. The code should take the step to truly set up every home for long term safety, comfort, and affordability by requiring the heat pumps in all new construction.

Virtual: Eleanor Ponomareff, City of Talent

Eleanor Ponomareff represents the city council president for the City of Talent and also on the board of directors for Jackson County Fire District 5. She stated she is in strong support of the energy provisions and especially the requirement for the heat pumps being installed in new construction. As many may know, the Labor Day fires of 2020 destroyed roughly a third of the city of Talent. As the city began to rebuild, she began to think there was an missed opportunity. As public officials, our jobs are to ensure that every new home is safe, functional, and energy efficient. These recommended provisions put best practice into code, protecting and benefitting the homebuyer.

III. Reports and Updates

Structural program update

Tony Rocco, structural program chief and Housing and Building Safety Section Manager, stated the new 2025 Oregon Structural Specialty (OSSC) Code training videos are now available on the Building Codes Division website. These are free for anyone to access however they are required for all certified local government partners but also contractors or interested third parties can access them as well. In addition to the OSSC training videos, all training videos for the Oregon Energy Efficiency Specialty Code are all live and available. There is still a lot of work to be done regarding the 2026 ORSC but once this step is completed today that allows the division to start the work of publishing to get to that effective date of October 1, 2026.

Energy Program Update

Mark Heizer, mechanical and energy system engineer, stated Tony gave a great overview for all the new trainings that are available now on the website, including for the Oregon Mechanical Specialty Code. There is also a new statewide alternate method (SAM) 26-01, this SAM made sure that the air conditioning industry moves to new refrigerants that are low flammability. The division has also continued to update training and outreach on the commercial energy code page as well as posting new trainings for the use of COMcheck.

IV. Communications

Public Testimony presentation by North American Electric Reliability Corporation (NERC)

Camilo Cerna, senior vice president of strategy and external engagement stated he would like to cover his remarks in three topics. First, explain who NERC is, what is their mission and vision. Second, provide a quick overview of the reliability of the risks that they see. And lastly, provide some considerations from an electric reliability point of view as you consider some of the proposals. NERC is an independent, non-governmental organization that is fuel and resource neutral. They are here to provide advice as you consider policy decisions based on the technical know-how that we have in the electric power system as this company is mainly engineers. One of their assessment areas is the Northwest region which includes Oregon, Washington, Idaho, Montana, and Northern California and it's one of the 13 areas that they identified as having high risk of resource adequacy challenges and actually is one of the five areas that are in our highest risk category. A map with all the regions with different color coding. Red is one that they have for the Northwest, this is really driven by rapid forecast demand growth with limited resource additions, and primarily are inverter-based resources; wind, solar, batteries that don't have the same reliability attributes especially during the winter. In Oregon, there is a rebate program, this is already captured in some of our analysis but the analysis doesn't capture some of the proposals that are in front of the board today that will likely drive incremental demand growth that could lead to additional challenges as it relates to reliability especially if resource additions don't have the same reliability attributes needed. Another point, heat pump demand can be spiky and can present challenges to grid operators and planners. Heat pump efficiency declines rapidly and eventually resistive heating kicks in and that drives additional peaky demand that the electric system operators need to meet. He wanted to highlight some of the potential impacts as it relates to electric reliability that really needs to be accounted for as the board thinks of the implications related to infrastructure investment to meet the incremental demand the operational capabilities the grid needs.

Board member, Michael Riddle had a question and asked about blackouts. He stated Oregon was mentioned as one of the red categories of high risk. What is the percentage that you would anticipate that blackouts would start happening in Oregon?

Camil Cerna responded by stating, that they do risk assessments. Using the analogy of, "if you go to the doctor, they check some of your vitals and indicate you are a higher likelihood of having heart problems." That's what we do with our assessment. Given the conditions, with the demand growth, the type of resources, when we looked at the Northwest category, what the indicators are telling us is that there is a higher likelihood of having challenges. We're not necessarily forecasting that you're going to have blackouts but the conditions are there, especially during the winter. More infrastructure needs to be built, need to consider retirements carefully, and need to be ensured that the resource mix is going to meet that demand.

Board member, Chris Wong had a question and asked about the risk assessment. Does the risk assessment consider some of the state policies that we have in place?

Camil Cerna responded by stating, he has a table that has all policies that are in place. They don't like to speculate if a policy is going to pass or not. But they do consider all policies that are in place at the moment that they do the analysis. He stated when he collected his analysis it was in the middle of the year 2025, anything that has happened since then would not be in the analysis. He stated that is why he brought up the rebate program for heat pumps since that had been included in the assessment. At some point, the new policies will come into fruition. They are not

in the business to handicap policies. However, with a new policy like this that the board is considering now about heat pumps, it would be incremental electric demand that would just create a bigger gap that needs to be covered.

Board member, Emily Kemper had a question and asked about data centers. She asked what percentage of the increased load is due to the onboarding of data centers?

Camil Cerna responded by stating, he does not have the percentage of the increased load however he wanted to give out some data points. He stated on the national level, they do see the incremental demand due to data centers driving seventy to eighty percent of the demand growth however looking at electrification is driving some of that. The percentage will be a little bit lower in the Northwest than what you see in other areas. There is a lot of double counting happening with data centers. Not all data centers are going to materialize so they go through a process of identifying which ones are actually going to get built.

V. Appeals

None

VI. Unfinished business

None

VII. New business

Board review and approval of the 2026 Oregon Residential Specialty Code (ORSC): Chapter 11 Energy Provisions

Pierre Sabagh, policy analyst, introduced the item and stated this agenda item is to review and approve the code review committee's recommended energy efficiency provisions of Chapter 11 of the 2026 ORSC. 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, this 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 would focus 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 that focused on the energy efficiency provisions met four times between October 22, 2025 and December 15, 2025, to review potential code changes.

The division created a matrix listing all the significant changes, which include the existing substantive Oregon amendments, division code amendment proposals, Building Codes Division 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 division welcomes any additional information regarding potential cost impacts for any of the proposed changes.

Kelly Thomas, energy policy analyst, had an overview for the board about the code adoption process of the 2030 statutory requirements, options to achieve the 2030 goal, how the 2026 ORSC Development Process started and finished with the code committee and the hot topics of heat pumps, additional measures, and an exemption for small homes.

Motion by Member Michael Riddle to amend N1102.3 for the exception of small homes from fifteen hundred square feet (1,500) to sixteen hundred square feet (1,600).

Roll call vote taken.

Aye: Michael Riddle, Eric Zechenelly, James Austin, Chair Rich Fry.

Nay: Matthew Lutter, Vice Chair Abraham Kelso, Chris Wong. Emily Kepmer, Sean Blaire

Motion not approved.

Motion by Member Chris Wong to amend N1102.4 to say “are not a dwelling unit” instead of “non-habitable”.

“New heated or cooled detached accessory structures that are not a dwelling unit”.

Roll call vote taken.

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

Nay: None.

Amendment Motion carried unanimously.

Motion by Vice Chair Abraham Kelso to amend and approve the recommended code provisions for the Chapter 11 energy efficiency 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

Roll call vote taken.

Aye: Matthew Lutter, Sean Blaire, Chris Wong, Vice Chair Abraham Kelso, Emily Kemper, Michael Riddle, Chair Rich Fry.

Nay: Eric Zechenelly

Motion carried

VIII. Announcements

None

IX. Adjournment

Vice Chair Abraham Kelso adjourned the meeting at 11:58 a.m.

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

Revitalizing Oregon's existing buildings through adaptive reuse

Oregon Building Codes Division (BCD) is providing this backgrounder to share regulatory information and describe technical services for the support of adaptive reuse of existing buildings across the state.

Adaptive reuse

Adaptive reuse, the sustainable practice of repurposing existing buildings, is occurring in communities across Oregon. Rather than demolishing and rebuilding, adaptive reuse extends the life of existing structures, often transforming underutilized or vacant, non-residential buildings (e.g., retail, office, hotel) into vibrant housing or mixed use developments. This approach not only supports urban regeneration but also contributes to strengthened communities, particularly as Oregon explores building more multifamily housing projects across the state to meet housing demand and provide more affordable options to all Oregonians.

BCD provides flexible tools within the state building code to facilitate safe and efficient conversions through policy guidance, technical support, and collaboration with local jurisdictions. BCD is committed to enabling adaptive reuse projects that enhance livability, preserve community character, and expand Oregon's housing supply.

Increasing housing through adaptive reuse of existing buildings

BCD's statutory authority, as well as established customer service programs, are in alignment with the implementation of adaptive reuse projects that support statewide housing goals.

Key milestones include:

- May 2022: BCD issued an initial *Adaptive Reuse of Existing Buildings Memorandum* outlining tools in the building code that support adaptive reuse.
- July 2024: In addition to existing roles and responsibilities of the BCD Structural Program, the Housing and Building Safety (HABS) section was formed. HABS is part of the joint office between the Department of Land Conservation and Development (DLCD) and BCD called the Housing Accountability and Production Office (HAPO), which was created by Senate Bill 1537 (2024). HAPO became operational on July 1, 2025, with a primary focus of supporting increased housing development, the Governor's housing production initiatives, and to assist in the removal of related development process barriers.
- December 2024: A BCD report was submitted to the Legislature that recognized building reuse, including reuse of an existing building's primary structural frame and exterior wall envelope, as a code-supported strategy to reduce greenhouse gas emissions and increase housing production.
- October 2025: With the adoption of the 2025 OSSC, BCD reaffirmed flexible code compliance and application options for the adaptive reuse of existing buildings.
- November 2025: HAPO kicked off the Local Residential Development Process Improvement Study, which is one part of the HAPO directed analysis of state and local programs, policies, and process that impact housing development required by Senate Bill 1537 (2024). The study focuses on local government processes that impact housing development, with a particular emphasis on land use, public works, local infrastructure, and construction permitting.

Regulatory provisions and options for the reuse of existing buildings

Statewide building code provisions include flexibility in regulating adaptive reuse. Moreover, BCD provides adaptive reuse support services that maintain robust safety standards while prioritizing plan reviews and permitting, especially in rural and underserved communities. For existing buildings, the Oregon Structural Specialty Code (OSSC) recognizes the International Existing Building Code (IEBC), and facilitates greater compliance, increased safety, and reasonable safeguards while encouraging adaptive reuse. Existing building projects can be complicated and most often require the expertise of a registered design professional familiar with existing building code provisions. While building officials' roles do not include providing any type of design advice or pre-project development summaries listing all existing nonconforming elements of a given existing building slated for adaptive reuse, the building officials across our state, including those at the division, are great sources of general project facilitation and should be contacted early on in the existing building project process.

Regulatory applicability: Projects involving the reuse of existing buildings are governed by Chapter 34 of the OSSC, which is a modified version of the IEBC. Existing building regulatory provisions are applicable to alteration, addition, and potential changes of use, character, or occupancy for all building types.

Chapter 34 of the OSSC: The Oregon-integrated IEBC noted above outlines three compliance methods in Sections 3403.1.3.1, 3403.1.3.2, and 3403.1.3.3 for customers to consider; prescriptive, work area, and performance.

- The Prescriptive Compliance Method follows a more traditional code application hierarchy; consistent with historic compliance paths of Chapter 34 from earlier International Building Code iterations as well as the Uniform Building Code.
- The Work Area Compliance Method outlines varied levels of work scope based on the type of work proposed and the actual area of the existing building being impacted. This method focuses on compliance tiers proportionate to the designated levels of work and provides for more flexible design options, particularly where only a portion of the building is undergoing alterations or changes of use or occupancy.
- The Performance Compliance Method comprises elements from historic rehabilitation codes including the Uniform Code for Building Conservation. It uses a numerical scoring system and evaluation of existing building elements to determine necessary compliance. This method is popular for existing buildings constructed prior to Oregon's first statewide building code in 1974.

Changes to existing Risk Category: Regardless of the compliance method selected, any proposed increase to the existing Risk Category of the building may trigger additional seismic loading compliance considerations for a project.

A common misunderstanding of existing building regulation is regarding mandatory "seismic upgrades" for every change of use or adaptive reuse project. There are no such requirements under application of the state building code that automatically apply simply due to a building being existing. Local municipalities also have exclusive statutory authority to develop local seismic rehabilitation plans and programs entirely outside administration and enforcement of the state building code.

Under application of OSSC Chapter 34, demonstration of an existing building's ability to meet modern seismic design requirements is only relevant where a newly proposed use and occupancy of the existing building increases the assumed level of inherent risk to the occupants (i.e. increase in Risk Category such as changing a standard office building into a theater; transforming a commercial retail space into a school; and changing from a storage or utility occupancy to a residential or office space).

Major structural alterations also require structural design compliance as specified by OSSC Chapter 34. In these cases, current code requirements apply to all impacted areas of the existing building, as well as to the new work. Seismic design requirements and associated loading from current code are necessary performance considerations for these types of planned structural modifications and alterations.

Existing building accessible design: Conversions into covered multifamily dwellings.

OSSC Chapter 34 includes provisions in Section 3403 that apply to all three compliance methods. This includes accessibility compliance for all existing buildings in Section 3403.6. These requirements must be considered regardless of the compliance method selected for a given project.

There is common misapplication of accessibility compliance for projects where existing buildings or portions thereof are being converted to multifamily use. The accessible unit compliance paths of Chapter 34 align with the federal Fair Housing Act (FHA) and include the concept of “first occupancy.”

The FHA, and state building code, intentionally only apply accessible unit design requirements to covered multifamily dwellings currently built for “first occupancy,” meaning newly constructed. Conversions of any existing building, or portion thereof, into multifamily dwellings do not require any type of mandated accessible unit design compliance. “First occupancy” is defined as “a building that has never before been used for any purpose.”

Customers may always elect to voluntarily exceed minimum code requirements, and provide accessible unit design where an existing building is being converted to multifamily use. Any common use spaces or amenities and all areas of public accommodation (e.g. a leasing office) still require appropriate levels of accessible design compliance, dependent on the overall scope of work.

Existing building regulatory provisions and options for energy efficiency

Regulatory applicability: For adaptive reuse of existing building projects, the energy code requirements are in the Oregon Energy Efficiency Specialty Code (OEESC) as well as the OSSC. They both have general applications.

Additions, alterations, renovations, or repairs shall conform to energy provisions in the building codes. Unaltered areas of existing buildings may remain as-is. Maintenance of existing energy-related systems to return them to working order shall not be considered an alteration.

The OEESC, which is based on ASHRAE 90.1, has provisions that apply to new energy-related installations and alterations. The applicable sections include:

ASHRAE 90.1, Section 4.2.1.3. Alterations of existing building assemblies, systems, and equipment shall comply with the provisions of Section 4.2.2 through 4.2.5 and one of the following options:

- a. Section 5, “Building Envelope”; Section 6, “Heating, Ventilating, and Air Conditioning”; Section 7, “Service Water Heating”; Section 8, “Power”; Section 9, “Lighting”; Section 10, “Other Equipment” and Section 11, “Additional Efficiency Requirements,” or*
- b. Section 12, “Energy Cost Budget Method,” or*
- c. Normative Appendix G, “Performance Rating Method”*

The OSSC has provisions that apply to new energy-related installations and alterations. The applicable sections include:

- OSSC Section 3409.7.1. Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the energy code.
- OSSC Section 3403.2. Mechanical and electrical code compliance is addressed as additional codes in the reuse existing buildings.

Substantial alterations, defined as “where a major renovation of part or all of an existing building includes major replacement of at least two major building systems”, expand the energy code compliance scope beyond general application. The following sections are applicable to substantial alteration projects involving the reuse of existing buildings:

- All new lighting and all new HVAC systems shall comply with ASHRAE 90.1, Section 11.1.4.1.
- The total number of energy credits required for the project is determined in ASHRAE 11.5.1, part c. Projects that are not initial build-out construction shall achieve 50% of the total of credits required in Table 11.5.1-1 for the building use type in the substantial alteration portion of the building.

BCD technical services for adaptive reuse of existing buildings and related projects

BCD is available to address questions and provide informal interpretations to support local municipalities relative to the applicability of the building codes for adaptive reuse of existing buildings. Project teams are encouraged to consult with BCD staff for assistance with:

- On-site walkthroughs and consultations where appropriate
- Site-specific code solutions and related pathways
- Guidance on reasonable safeguards for site-specific challenges
- Consultations on optional compliance pathways
- Damage repair allowances without triggering unrelated upgrades
- Ensuring alterations do not reduce existing levels of code compliance
- Coordination with local building officials and local fire service representatives

Questions?

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

Agenda Item IV.B

State of Oregon

Board memo

Building Codes Division

July 1, 2026

To: Residential and Manufactured Structures Board

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

Subject: 2026 Oregon Residential Reach Code Timeline

Action requested:

- Board review the division's proposed process and timeline for developing and adopting the 2026 Oregon Residential Reach Code.

Background: The 2026 Oregon Residential Reach Code (ORRC) is an optional set of standards designed to increase energy efficiency. All municipalities must accept the reach code, and it provides an additional efficiency compliance path for builders, consumers, contractors, and others. The reach code must be technically feasible and must be more efficient than the building code. The division's goal is to have the 2026 Oregon Residential Reach Code in place by April 1, 2027.

The division's anticipated timeline for this adoption process:

- January 7, 2026 & February 18, 2026: Residential and Manufactured Structures Board reviewed and approved the code review committee's recommendations for the 2026 Oregon Residential Specialty Code to include the energy provisions in Chapter 11 at its scheduled board meetings.
- July 2, 2026 – August 16, 2026: Residential Reach Code Proposal Period. The division posts a notice explaining how to submit a Residential Reach code proposal. The notice will also be out through email to all those who have signed up for email updates on the division's website.
- September 2026: Rulemaking Advisory Committee Meeting. A Rulemaking Advisory Committee meeting will be scheduled to allow for review of the Residential Reach Code proposals and BCD's proposed provisions.
- October 7, 2026: Residential and Manufactured Structures Board Meeting. RMSB will review and approve a final recommendation to the division for adoption.
- October 27, 2026: Construction Industry Energy Board Meeting. CIEB will review the RMSB recommendations for the Residential Reach Code provisions.

- February/March 2027: Public Rulemaking Hearing. The division will hold a public hearing where interested parties can provide testimony about the proposed code provisions.
- Anticipated effective date. The 2026 Residential Reach Code has an anticipated effective date of April 1, 2027.

Oregon Residential Reach Code

2026 edition

Code development phase

► **Feb. 18, 2026 – Residential and Manufactured Structures Board meeting**

The Residential and Manufactured Structures Board reviewed and approved the code review committee's recommendations for the 2026 Oregon Residential Specialty Code to include the residential energy provisions in Chapter 11, which serves as the base code for the 2026 Oregon Residential Reach Code.

► **July 2 – Aug. 16, 2026 – Residential Reach Code proposal period**

The division posts a notice explaining how to submit a Residential Reach Code proposal. The notice will also be sent out through email to all those who have signed up for email updates on the division website.

Code review phase

► **September 2026 – Rulemaking Advisory Committee meeting**

A Rulemaking Advisory Committee meeting is scheduled to allow for the review of the Residential Reach Code proposals and BCD's proposed provisions.

► **Oct. 7, 2026 – Residential and Manufactured Structures Board meeting**

The Residential and Manufactured Structures Board will review and make a final recommendation to the division for adoption.

► **Oct. 27, 2026 – Construction Industry Energy Board meeting**

The Construction Industry Energy Board will review the Residential and Manufactured Structures Board recommendations for the Residential Reach Code provisions.

Rulemaking phase

► **February/March 2027 – Public rulemaking hearing**

The division will hold a public hearing where interested parties can provide testimony about the proposed code provisions.

► **April 1, 2027 – Anticipated effective date**

The 2026 Oregon Residential Reach Code will be available for use and posted on the division's website.

State of Oregon

Board memo

Building Codes Division

July 1, 2026

To: Residential and Manufactured Structures Board

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

Subject: Electrical and Elevator Board's recommendation regarding the low-rise residential electrical provisions of the 2026 Oregon Electric Specialty Code.

Action requested:

The Electrical and Elevator board requests the Residential and Manufactured Structures Board review and approve the low-rise residential electrical provisions of the 2026 Oregon Electric Specialty Code and recommend the administrator proceed with rulemaking.

Background:

The Electrical and Elevator Board, at the board's May 28, 2026, meeting, approved the proposed 2026 Oregon Electrical Specialty Code (OESC), which includes low-rise residential electrical provisions, and forwarded the proposed code provisions to the administrator for rulemaking and subsequent adoption. The Electrical and Elevator Board recommends that the Residential and Manufactured Structures Board approve the proposed provisions that relate to low-rise residential electrical provisions.

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

Options:

- Approve the Electrical and Elevator Board's recommendation to adopt the proposed low-rise residential electrical 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 Electrical and Elevator Board's recommendation to adopt the proposed low-rise residential electrical 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 Electrical and Elevator Board's recommendation regarding the proposed low-rise residential electrical provisions, which would continue use of the low-rise residential electrical provisions of the 2023 OESC.



Department of Consumer
and Business Services

2026 Oregon Electrical Specialty Code (OESC) Code Adoption Matrix

This matrix shows the Electrical and Elevator Board's approved recommendations from the OESC review committee regarding changes that affect low-rise residential construction.

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

BCD = Building Codes Division proposal
NEC = NEC significant change

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

***A[#]** = Added items during code review

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
1	90.4	(C) Specific Requirements and Alternative Methods. OR A Adds: Requests for special permission shall be made in writing to the authority having jurisdiction. Special permission must be granted in writing by the authority having jurisdiction and shall be obtained prior to the start of the electrical installation.	Retain
2	90.4	(D) New Products, Constructions, or Materials. OR A Adds: Where the NEC requires electrical products to be "listed" or "labeled", the words "listed" or "labeled" shall have the same meaning as "certified electrical product" under ORS 479.530.	Retain
3		OR A Adds: The occupancy classification and use designations shall be established in accordance with the Oregon Structural Specialty Code (OSSC), as stated on the construction documents by the registered design professional and approved by the building official.	Retain
4		OR A Adds: The electrical datum plane as used throughout the OESC shall be the Design Flood Elevation as determined by the flood plain administrator in accordance with the Oregon Structural Specialty Code (OSSC) or Oregon Residential Specialty Code (ORSC) as applicable.	Retain
5	90.5	(C) Explanatory Material. NEC Changed "standards" to "publications" Amended: "[u]nless the standard reference includes a date, the reference is to be considered as the latest edition of the standard" to "[u]nless a reference to a publication includes a date or edition, the reference is to be considered the date or edition contained in Informative Annex A." OR A Amends reference to the "latest date of the standard" to "the date effective (OESC edition effective date)."	Approve
6	100-Def.	OR A Alcoves. Adds definition for Article 210.	Retain
7	100-Def.	NEC Cable, Limited-Energy. Provides a comprehensive term that clearly defines all cable types qualifying as limited-energy cables.	Approve
8	100-Def.	NEC Counter (Countertop). The definition of "Countertop" has been revised to include beverage preparation or beverage serving.	Approve
10	100-Def.	OR A Dormitory Unit. Revises the definition to that of the OSSC. <i>Modified by removing "Unit" from the definition (Aligns with NEC change and OSSC definition)</i>	Retain as modified
11		NEC: And added a new informational note.	Approve
12	100-Def.	OR A Electrical Datum Plane. Adds: Informational note: See OESC 90.4(D) for additional information.	Retain
14	100-Def.	NEC Ground-Fault Circuit Interrupter, (GFCI), (Class A GFCI). Class A was added as an alternate term (NEC Style Manual Section 2.1.2.8) to align with three new defined terms for Class C, D, and E Special Purpose GFCI (SPGFCI).	Approve
15	100-Def.	NEC Limited-Energy System. This definition was revised to provide clarity and incorporate specific terminology from various limited-energy product standards. A limited-energy system is capable of limiting or shutting down the power source, preventing deviations above normal operating limits. This mitigates hazards related to electrical shock and fire.	Approve
16	100-Def.	OR A Branch Circuit, Separate (Separate Branch Circuit). Adds definition.	Retain
17	100-Def.	OR A Structure. Revises definition to include a post(s) or pole(s) with an attached meter base.	Retain
18	100-Def.	OR A Servicing. Replaces definition with "the inspection, testing, or repair of used equipment with listed or recognized components."	Retain

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
19	100-Def.	NEC Work Surface. The definition of “Work Surface” was revised to clarify that a work surface is intended for dry use and tasks other than food or beverage preparation or serving.	Approve
20	110.3	(A) Examination. OR A Adds to item (8) The permit holder is not required to demonstrate compliance with this list item.	Retain
21		(B) Installation and Use. NEC A sentence was added to specify that instructions must result in an installation and use that complies with the NEC.	Approve
22	110.10	Available Fault Current, Short-Circuit Current Ratings, and Other Characteristics. ... OR A Adds two exceptions: (1) A temporary service may be energized without demonstrating compliance with this section. This exception is applied at the discretion of the supervising electrician; and (2) Fault-current values provided by the serving utility may be used to satisfy the labeling requirements.	Retain
23	110.14	Electrical Connections. (D) Terminal Connection Torque. OR A Adds: The permit holder is not required to demonstrate compliance with this section.	Retain
24	110.16	Arc-Flash Hazard Marking. NEC The generic warning requirement and reference to 1000 amps were removed. Labels must now include nominal voltage, arc flash boundary, available incident energy or arc flash boundary, date of assessment. <i>Modify by adding back the 1000 ampere minimum.</i>	Approve as modified
25	110.17	Servicing of Equipment. NEC Title change and removed “and maintenance” to reflect NEC’s exclusive scope over installation-related servicing.	Approve
26		OR A Revises to: Servicing and electrical preventive maintenance of used electrical equipment by means of inspection, testing or repair with listed or recognized components shall be permitted. <i>(Deletes the rest of the section)</i>	Retain
27	110.20	Reconditioned Equipment. OR A Allows for the use of equipment that is restored to operating condition and reconditioned with identified replacement parts or selected by the supervising electrician. Adds two informational notes referring to ANSI EERS-2018 and 110.17. <i>Modify by rescinding the two additional informational notes.</i>	Retain as modified
		NEC Added another info note: Informational Note: See Article 100 for the definition of <i>equipment</i> .	Approve
28	110.22	Identification of Disconnecting Means. (A) General. OR A Adds: Informational Note: The location of the circuit source may include panel name, circuit number, or other information necessary to help service personnel to locate the circuit source disconnecting means.	Retain
29	110.24	Available Fault Current. (A) Field Marking. ... OR A Adds two exceptions: (1) A temporary service may be energized without demonstrating compliance with this section. This exception is applied at the discretion of the supervising electrician. (2) Fault-current values provided by the serving utility may be used to satisfy the labeling requirements.	Retain
30		(B) Modifications. ... OR A The exception is Not adopted by the State of Oregon.	Retain
31	110.26	Spaces About Electrical Equipment NEC Equipment doors must be considered for potential obstructions to access or egress. Access or egress is impeded if one or more simultaneously opened equipment doors restrict working space access to be less than 24 in. wide and 6½ ft. high when such doors are or can be opened 90 degrees.	Approve
34		(D) Illumination. OR A Revises to: Illumination of 10-foot candles average, measured at the floor, shall be provided for all working spaces about service equipment, switchgear switchboards, switchgear, enclosed panelboards, or motor control centers installed indoors. Control of all luminaires by automatic means shall not be permitted to control all illumination within the working spaces. Additional lighting outlets shall not be required where the workspace is illuminated by an adjacent light source or as permitted by 210.70(A)(1), Exception No. 1, for switched receptacles.	Retain

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
37	120.7	Power Control System (PCS). NEC The energy management system (EMS) has now been renamed Power Control Systems (PCS). Reflects progress in automated systems for managing loads and preventing overloads.	Approve
38	120.130	Branch-Circuit, Feeder, and Service Load Calculations. Part VIII and Part IX. NEC Calculations for RV parks and Mobile and Manufactured Home Parks were relocated to Article 120 - Parts VIII, and IX.	Approve
39	130.50	Energy Management Systems - Part II, Power Control Systems (PCS) NEC The New Part II used for overload control includes additional requirements for EMS that provide controls necessary to prevent overloading of conductors and equipment through the use of a PCS. The content from 750 was relocated to 130.	Approve
40	200.7	Means of Identifying Grounded Conductors (A) Sizes 6 AWG or Smaller. NEC A new list item 9 was added to allow a single stripe, other than green, for identifying the grounded conductor.	Approve
41	210.8	Ground-Fault Circuit-Interrupter Protection for Personnel NEC New informational note was added to recognize that Class A GFCIs marked HF and HF+ provide an option to address high-frequency ground-fault currents for interoperability concerns.	Approve
42	210.8	(A) Dwelling Units. OR A Revises to: All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the following locations shall have ground-fault circuit-interrupter protection for personnel:	Retain
43		OR A Revises: (6) Basements to Unfinished portions or areas of basements not intended as habitable rooms.	Retain
44		OR A Adds to: (7) Kitchens — where the receptacles are installed to serve the countertop surfaces.	Retain
45		OR A Revises: (8) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking to Not adopted by the State of Oregon	Retain
46		OR A Revises exception no. 2: A receptacle supplying only a permanently installed premises security system shall be permitted to omit ground-fault circuit-interrupter protection if the receptacle is labeled as “not GFCI protected.”	Retain
47		OR A Adds: Exception No. 5: For the locations in 210.8(A)(Garages...), (unfinished portions...), (kitchens...), (Sinks...), and (Laundry areas), GFCI protection shall not be required for a single receptacle serving an appliance or a duplex receptacle serving two appliances if the appliance is located within a dedicated space, in normal use the appliance is not easily moved or is fastened in place, and the receptacle is labeled as “not GFCI protected.” Receptacle(s) installed under this exception shall not be considered as meeting the requirements of 210.52(C) and (G).	Retain
*A2		New <i>Add a new exception pertaining to 210.8(A)(5) Crawlspaces.</i>	New OR A
48		PP-01 Mike Stone, NEMA PP-01 : Rescind all existing amendments to Section 210.8(A)	Disapprove
53	210.8	(C) Crawl Space Lighting Outlets. OR A Revises to: GFCI shall be provided for lighting outlets not exceeding 120 volts installed in crawl spaces at or below grade level.	Retain
54	210.8	(D) Specific Appliances. OR A Revises to: GFCI protection for specific appliances shall be provided in accordance with 422.5.	Retain
55		PP-03 Mike Stone, NEMA PP-03 : Rescind existing amendments to Section 210.8(D)	Disapprove PP
56	210.8	(E) Equipment Requiring Servicing. ... OR A Adds: Exception: Receptacles installed indoors in dwelling units to meet this requirement shall not be required to be GFCI protected, unless otherwise required in 210.8(A) or 210.8(C). <i>Modify by deleting reference to 210.8(C).</i>	Retain as modified
57	210.8	(F) Outdoor Receptacles. NEC The amperage threshold has been increased from 50 amps to 60 amps for single-phase branch circuits rated 150 volts or less to ground. New Exception No. 3 permits a listed Class C SPGFCI protection for listed HVAC equipment.	Approve

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
58	210.8~cont	OR A Revises to: All outdoor general-purpose receptacles supplied by single-phase branch circuits rated 150 volts or less to ground, 60 amperes or less, shall be provided with GFCI protection. Adds another informational note.	Retain
59		PP-04 Mike Stone, NEMA PP-04 : Rescind all existing amendments to Section 210.8(F).	Disapprove PP
60	210.12 All	Arc-Fault Circuit-Interrupter Protection. PP-05 Mike Stone, NEMA PP-05 : Rescind all existing amendments to Section 210.12 (All). <i>Rescind the exception regarding hallways, kitchens and laundry areas; and rescind the amendment to 210.12(D) regarding other occupancies but retain the remaining amendments to 210.12.</i>	Approve PP in-part
61	210.12	(B) Dwelling Units. OR A Revises: (14) Similar areas to Not adopted by the State of Oregon	Retain
62		OR A Adds: (15) Alcoves	Retain
63		OR A Adds an exception: AFCI protection shall not be required on branch circuits supplying receptacles located in hallways, kitchens or laundry areas and GFCI protected receptacles installed in dining rooms.	Rescind \$100 - \$150
64		OR A Adds an exception: AFCI protection shall not be required for optional, dedicated outlets that supply equipment known to cause unwanted tripping of AFCI devices. <i>Modify by moving the exception to apply to entire section and revising to include: The permit holder shall not be required to demonstrate that unwanted tripping has occurred.</i>	Retain as modified
65		OR A Adds: Exception No 4: AFCI protection shall not be required for branch circuits that serve an appliance that is not easily moved or that is fastened in place. <i>Modify by changing "branch circuits" to "individual branch circuits."</i>	Retain as modified
66	210.12	(C) Dormitory Units. OR A Revises: (5) Bathrooms to Not adopted by the State of Oregon	Retain
67		OR A Revises: (6) Similar rooms to Not adopted by the State of Oregon	Retain
68		OR A Adds: (7) Study areas	Retain
69	210.12	(D) Other occupancies. OR A Not adopted by the State of Oregon. <i>Rescind the amendment and adopt 210.12(D) as modified by deleting (1) guest rooms and guest suites of hotels and motels.</i>	Rescind & add New OR A
70	210.12	(E) Branch Circuit Wiring Extensions, Modifications or Replacements. NEC A listed OBCAFCI can now be located at the first receptacle outlet or switch of the existing branch circuit.	Approve
71		OR A Deletes the exception.	Retain
72		OR A Adds: Exception No. 1: Extensions or modifications of existing circuits shall not require the installation of AFCI protection.	Retain
73		OR A Adds: Exception No. 2: Replacement or upgrading of a service or panelboard shall not require that existing circuits be protected by AFCI devices. <i>Modify by rephrasing the exception for clarity to: When a panelboard is upgraded or replaced, AFCI protection shall not be required on existing circuits that were not AFCI protected prior to upgrading or replacing the panelboard. No technical changes to requirements.</i>	Retain as modified
74	210.52	Dwelling Unit Receptacle Outlets. (A) General Provisions. (1) Spacing. PP-06 Daniel Pharr, Columbia County Building Dept. PP-06 : A wall receptacle installed at 5½ ft or less shall become an appliance receptacle and not count as a wall space receptacle, when a television, or other appliance, is permanently mounted in front of the wall outlet thus making the wall outlet inaccessible without removing the wall-hung television. In such a case, a wall receptacle will be installed to meet the wall spacing requirements. <i>Modify by moving the proposed language to 210.52(A)(1) and revising to: Receptacles located directly behind an appliance that is not easily moved or is fastened in place shall not be considered as meeting this requirement.</i>	Approve as modified / New OR A
75	210.52	(A) General Provisions. (2) Wall Space. NEC In Subdivision (A)(2), Wall Space, list item (1) was revised to exclude any fixed cabinet from a wall space measurement. Previously, only fixed cabinets without countertops or similar work surfaces were excluded.	Approve

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
76	210.52~cont.	(A) General Provisions. (5) Receptacle Outlet Locations Prohibited. NEC Subdivision (A)(5), Receptacle Outlet Locations Prohibited, permits receptacle outlets to be installed on walls of cabinets supporting a countertop or work surface, provided the receptacle outlets are not installed less than 24 inches beneath the countertop.	Approve
77	210.52	(C) Countertops and Work Surfaces. (2) Island and Peninsular Countertops and Work Surfaces. PP-07 Mark D. Cook PP-07 : Require a listed popup receptacle for islands or peninsular countertops or work surfaces.	Disapprove PP
78		BCD Discuss potential definition for "Peninsular Countertop" in Article 100. <i>Adopt a new amendment for "Peninsular Countertop."</i>	New OR A
79		(3) Receptacle Outlet Location. Interp Statewide code interpretation 24-02 : Receptacle outlets below countertops in a residential kitchen.	Rescind Interp
80		(4) Receptacle Outlet Location. NEC Section 210.52(C)(4) is new and addresses the locations that are prohibited for receptacle outlets.	Approve
81	210.52	(D) Bathrooms. OR A Revises to: Unless prohibited in 406.9(C), at least one receptacle outlet shall be installed in bathrooms within 900 mm (3 ft) of the outside edge of each sink. The receptacle outlet shall be located on a wall or partition that is adjacent to the sink or sink countertop, located on the countertop, or installed on the side or face of the sink cabinet. In no case shall the receptacle be located more than 300 mm (12 in.) below the top of the sink or sink countertop. Receptacle outlet assemblies listed for use in countertops shall be permitted to be installed in the countertop.	Retain
82	210.52	(E) Outdoor outlets. (3) Balconies, Decks, and Porches. OR A Adds two exceptions to (3): 1. Decks or porches located at grade level with an area of less than 1.9 m ² (20 ft ²) are not required to have an additional receptacle installed. 2. Decks or porches located above grade level with a depth of 304 mm (1 ft) or less measured from the outside of the wall to the outside of the framing member are not required to have an additional receptacle installed.	Retain
83	210.52	(I) Foyers. OR A Not adopted by the State of Oregon.	Retain
84	210.52	(J) Alcoves. OR A Adds: In dwelling units, alcoves shall have at least one receptacle installed. These outlets shall be in addition to the required hallway outlets.	Retain
85	210.63	Equipment Requiring Servicing. (B) Other Electrical Equipment. NEC The requirement that the receptacle not be located on the load side of the disconnecting means was removed to address a conflict when the disconnect was located in a separate structure or building.	Approve
86		(A) Heating, Air Conditioning, and Refrigeration Equipment. ... OR A Adds another exception: Exception No. 2: An additional receptacle outlet shall not be required to be installed when replacing existing HVAC equipment if a receptacle outlet is located on the same level and within 23 m (75 ft).	Retain
88	210.70	Lighting Outlets Required. OR A Removes: The switch or wall-mounted control device shall not rely exclusively on a battery unless a means is provided for automatically energizing the lighting outlets upon battery failure. NEC NEC removed "The switch or wall-mounted control device shall not rely exclusively on a battery unless a means is provided for automatically energizing the lighting outlets upon battery failure." <i>Due to NEC change, the amendment is no longer necessary.</i>	Rescind
89		(A) Dwelling Units, (1) Habitable Rooms, Kitchens, Laundry Rooms, and Bathrooms. NEC Exception 3 was added to permit the lighting outlet to be located outside a laundry area in order to adequately illuminate the area where a closet houses the laundry equipment.	Approve
90	215.15	Barriers. OR A Not adopted by the State of Oregon. <i>Rescind the amendment and adopt 215.15 as modified by adding a condition for the requirements: If supplied by the equipment manufacturer.</i>	Rescind & add New OR A

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
91	215.18	Surge Protection. OR A Not adopted by the State of Oregon. <i>Retain the amendment until Oct. 1, 2027, and then adopt 215.18 as modified by not adopting the 215.18(D) Replacement.</i>	Retain until Oct. 1, 2027 \$100 - \$200
92	225.31	Disconnecting Means. (A) General. NEC The changes clarify that a single disconnect can meet the requirements of both 225.31 and 225.41. <i>Disapprove the new NEC language and adopt a new amendment retaining the 2023 NEC.</i>	Disapprove & add New OR A
93		Disconnecting Means. (B) Location. NEC Text was added to specify that when the disconnecting means is located outside the building, it must be placed in a readily accessible location on or within sight of the building, as required by 110.29. If the disconnect is within sight and not on the building, the next disconnect or distribution equipment could be anywhere inside the structure. <i>Disapprove the new NEC language and adopt a new amendment retaining the 2023 NEC.</i>	Disapprove & add New OR A
94	225.36	Type of Disconnecting Means. ... OR A Adds: Exception: In single light pole installations that have the connections to the light pole circuit made in a location accessible only to qualified persons, recognized or certified in-line fuse holders shall be allowed, subject to special permission.	Retain
95	225.41	Emergency Disconnects. OR A Not adopted by the State of Oregon.	Retain
96	225.42	Surge Protection. OR A Not adopted by the State of Oregon. (NEC deleted this section.) <i>Due to NEC change, the amendment is no longer necessary.</i>	Rescind
98	230.46	Spliced and Tapped Conductors NEC A new informational note states that an industry identification marking "SVC" is considered equivalent to "suitable for use on the line side of service equipment."	Approve Oct. 1, 2027
99		OR A Deletes: Power distribution blocks installed on service conductors shall be marked "suitable for use on the line side of the service equipment" or equivalent. Pressure connectors and devices for splices and taps installed on service conductors shall be marked "suitable for use on the line side of the service equipment." <i>Retain the amendment until Oct. 1, 2027.</i>	Retain until Oct. 1, 2027
100	230.62	Service Equipment — Enclosed or Guarded, and Barrier Placement. (C) Barriers. ... OR A Adds an exception: This section shall not apply to service equipment with more than one service disconnecting means in an enclosure installed in accordance with OESC 230.71. <i>Retain the amendment until Oct. 1, 2028.</i> New <i>Amend the section to apply where the equipment manufacturer has supplied the barriers.</i>	Retain until Oct. 1, 2028 New OR A
101	230.67	Surge Protection. OR A Not adopted by the State of Oregon. <i>Retain the amendment until Oct. 1, 2027, and then adopt 230.67 as modified by not adopting 230.67(D), Replacement.</i>	Retain until Oct. 1, 2027
102		PP-08 Mike Stone, NEMA PP-08 : Rescind existing amendments to Section 230.67 regarding surge protection of services.	Approve (2027)
104	230.70	Service Equipment — Disconnecting Means (A) Service Disconnect Location. (1) through (3) NEC Section 230.70(A)(1), One- and Two-Family Dwellings, requires that the service disconnecting means be installed in a readily accessible outdoor location either on the dwelling unit or within sight. <i>Disapprove the NEC change and adopt a new amendment retaining the 2023 NEC language.</i>	Disapprove & add New OR A
105		OR A Adds an exception in existing installations where the service panel or meter base is being replaced.	Retain
*A3	230.70	(B) Service Disconnect Marking. NEC Added a new section for service disconnect marking. <i>Approve the new NEC 230.70(B)(1) but not adopt item NEC 230.70(B)(2).</i>	Approve as modified

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
106	230.70	(D) Identification of Other Source Disconnects NEC Previously, this applied only to emergency disconnects. Now, all sources not located at the service disconnect must be listed on a plaque or directory to show their location.	Approve
*A4	230.70	(E) Replacement. New Disapprove the new NEC language and note it as "Not adopted by the State of Oregon."	Disapprove & add New OR A
107	230.71	Maximum Number of Disconnects. OR A Deletes NEC language. <i>Retain the amendment until Oct. 1, 2028.</i>	Retain until Oct. 1, 2028
108	230.71	(A) General. OR A Adds: The service disconnecting means for each service permitted by 230.4, or for each set of service-entrance conductors permitted by 230.40, Exception No. 1, 3, 4, or 5, shall consist of not more than six switches or sets of circuit breakers, or a combination of not more than six switches and sets of circuit breakers... <i>Retain the amendment until Oct. 1, 2028.</i>	Retain until Oct. 1, 2028
109		PP-09 Aaron VanderMeulen, Eaton Corp. PP-09 : Rescind existing amendments to Section 230.71(A) and adopt model code due to commercially available products requiring compliance with UL standards that would negate the Oregon amendments.	Approve PP (2028)
110	230.71	(B) Two to Six Service Disconnecting Means. OR A Not adopted by the State of Oregon. <i>Retain the amendment until Oct. 1, 2028.</i>	Retain until Oct. 1, 2028
111		PP-09 Aaron VanderMeulen, Eaton Corp. PP-09 : Rescind existing amendments to Section 230.71(B) and adopt model code due to commercially available products requiring compliance with UL standards that would negate the Oregon amendments.	Approve PP (2028)
112	230.71	(C) Single-Pole Units. OR A Adds: Single-Pole Units. Two or three single-pole switches or breakers, capable of individual operation, shall be permitted on multiwire circuits, one pole for each ungrounded conductor, as one multipole disconnect, provided they are equipped with identified handle ties or a master handle to disconnect all conductors of the service with no more than six operations of the hand. Adds Informational Note. <i>Retain the amendment until Oct. 1, 2028.</i>	Retain until Oct. 1, 2028
113		PP-10 Mike Stone, NEMA PP-10 : Rescind existing amendments to Section 230.71.	Approve PP (2028)
114	230.82	Equipment Connected to the Supply Side of the Service Disconnect. NEC The list was reorganized by grouping similar items together. Some list items are equipment, while others are systems.	Approve
115	230.85	Emergency Disconnects. OR A Not adopted by the State of Oregon.	Rescind
116		NEC: Removed Section 230.85	
117	230.95	Ground-Fault Protection of Equipment. (E) Performance Testing. OR A Revises to: The ground-fault protection system shall be performance tested when first installed on site. This testing shall be conducted by a person(s) having proper training and experience required to perform and evaluate the results of such performance testing, in accordance with instructions that shall be provided with the equipment. A written record of this testing shall be made, signed by the person(s) performing this test, and shall be available to the authority having jurisdiction.	Retain
118	240.6	Standard Ampere Ratings. (D) Remotely Accessible Adjustable-Trip Circuit Breakers. OR A Adds: c. The permit holder is not required to demonstrate compliance with 240.6(D)(2)(a) and (b).	Retain
119	240.24	Location in or on Premises (E) Not Located in Bathrooms. NEC An exception was added to clarify that it is permissible to add OCPDs to an existing panelboard in a bathroom, provided the panelboard was installed in compliance with previous editions of the NEC.	Approve
120		OR A Revises to: In dwelling units, dormitory units, and guest rooms or guest suites, overcurrent protective devices, other than supplementary overcurrent protection, shall not be located in bathrooms.	Retain

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
125	250.52	Grounding Electrodes. (A) Electrodes Permitted for Grounding. (3) Concrete-Encased Electrode. OR A Adds: Where an addition to a building or structure is remote from the service and the integrity of the grounding electrode system has been verified, connection of the remote concrete encased electrode is not required.	Retain
126		(B) Not Permitted for Use as Grounding Electrodes. OR A Adds Item (4): In existing electrical installations, when a service change or upgrade occurs, an existing metal underground water pipe shall not be used unless the metal underground water pipe has been verified as suitable for continued use as a grounding electrode. An existing metal underground water pipe shall be bonded to the new grounding electrode system as required by 250.104(A). Informational Note: See Chapter 6 of the Oregon Plumbing Specialty Code.	Retain
127	250.53	Grounding Electrode System Installation. (A) Rod, Pipe, and Plate Electrodes. (2) Supplemental Electrode Required. ... OR A Adds: Exception No. 2: A supplemental electrode shall not be required for a single-phase, 200 amps or less temporary service.	Retain
128		(4) Rod and Pipe Electrodes NEC The section has been revised to specify that a rod or pipe electrode should initially be driven vertically to a depth of 8 feet.	Approve
129	250.64	Grounding Electrode Conductor Installation. (C) Continuous. NEC Revised to allow the splicing of grounding electrode conductors with listed grounding and bonding equipment.	Approve
130	250.64	(E) Raceways, Cable Armor, and Enclosures for Grounding Electrode Conductors NEC Cable armor has been added to clarify that the bonding requirement for ferrous cable armor applies to both ends of the armor.	Approve
131	250.64	(G) Enclosures with Ventilation, Mounting, or Drainage Openings. NEC Mounting and drainage openings are not intended for the installation of a grounding electrode conductor.	Approve
132	250.90	Service requirements for meter bases on poles. Interp. Statewide code interpretation 15-02 : Service requirements for meter bases on poles or posts	Retain Interp
133	250.94	Bonding for Communications Systems. (A) The Intersystem Bonding Termination (IBT) Devices. OR A Revises to: An intersystem bonding termination (IBT) or an exposed and supported length of #6 bare copper conductor for connecting intersystem bonding conductors shall be provided external to enclosures at the service equipment or metering equipment enclosure and ...	Retain
134	250.102	Grounded Conductor, Bonding Conductors, and Jumpers (A) Material. NEC Nonflexible metal raceway and fittings were added as a permissible bonding jumper type to coordinate with 250.30(A)(2).	Approve
135	250.118	Types of Equipment Grounding Conductors. (A) Permitted. ... OR A Revises to: (14) Surface metal raceways listed for grounding. Where metallic conduit is installed on roof tops, an equipment grounding conductor shall be provided within the raceway and sized per 250.122. <i>Modify by moving to a more appropriate section: 250.120(A).</i>	Retain as modified
136	250.130	Grounding frames for ranges and clothes dryers. Interp. Statewide code interpretation 15-01 : Grounding frames from existing branch circuits	Retain
138	300.4	Limitations. (C) Damaged Conductors and Wiring Methods NEC Text has been added to require that conductors and wiring methods that are no longer "suitable for use" must be replaced. Damaged cables could include cables that have been exposed to overheating, fire, water, or subjected to corrosive influences. <i>Modify by adding "Portions of conductors and wiring methods" to prevent having to replace parts that are suitable.</i>	Approve as modified
139	300.6	Protection Against Physical Damage. (E) Wiring Methods and Materials in or Under Roof Decking. NEC Removed the specific reference to "metal-corrugated" roof decking, the minimum spacing requirements now apply to all roof decking, and all wiring methods. A new exception was added for wiring methods and materials encased in at least 2 inches of concrete in concealed locations.	Approve
140	300.7	Underground Installations. (D) Protection from Damage. NEC A warning ribbon must be placed over underground service raceways as well as direct buried service conductors.	Approve

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
141		Underground Installations. (G) Raceway Seals. OR A Deletes: Sealants shall be identified for use with the cable insulation, conductor insulation, bare conductor, shield, or other components.	Retain
142	300.11	Raceways in Wet Locations Above Grade. NEC New (B) Drainage: Revisions have been added to specify that raceways installed in indoor wet locations must include drainage.	Approve
143		OR A In (A), adds: Exception: The interior of raceways up to 2.5m (8 ft) in length installed solely to provide physical protection shall not be considered a wet location.	Retain
144	300.13	Securing and Supporting. (E) Cable Ties Used as Means of Securement and Support. NEC A new subdivision and informational note in 300.13(E) were added. Cable ties and cable tie fixing devices must be listed and identified for securement and support purposes.	Disapprove & add New OR A
145		BCD Oregon has removed all provisions requiring cable ties to be listed and/or identified for securement and support. This also affects the following NEC sections: 315.40, 320.2, 320.30(A), 330.2, 330.30(A), 334.2, 334.30, 336.2, 336.30, 337.2, 337.30, 338.2, 340.2, 348.30(A), 350.30(A), 356.30, 362.30(A), 392.30(B), 393.14(A), 690.31(C)(1)(b), and 720.30(A)(3). <i>Modify by removing listed cable tie requirements throughout code.</i>	Retain as modified
146		PP-11 Mike Stone, NEMA PP-11 : Rescind existing amendments regarding the listing of cable ties and adopt NEC.	Disapprove
147	300.24	Bends. NEC Added new section that the 360-degree bend limitation between pull points applies even if you transition to another type of raceway.	Approve
148	310.5	Conductors. (A) Minimum Size of Conductors. NEC The minimum sizes of the conductor ratings are now 16 AWG copper, 14 AWG copper-clad aluminum, or 12 AWG aluminum.	Approve
149	310.15	Ampacity Tables, Neutral Conductor. (E) Neutral Conductor NEC A new list format will clearly identify when a neutral is considered as a current-carrying conductor as opposed to a non-current-carrying conductor.	Approve
150	314.27	Outlet Boxes. (B) Boxes at Ceiling-Suspended (Paddle) Fan Outlets. OR A Replaces (B) with: Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, intended for the installation of a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for the sole support of ceiling-suspended (paddle) fans. <i>Rescind the amendment and adopt a new amendment simplifying in 314.27(B)(2) that the requirements apply to ceiling outlet boxes mounted within dwelling units in locations that are indicated by the installer, designer, or building owner for the installation of a ceiling-suspended (paddle) fan.</i>	Rescind & add New OR A
*A12	320.2	Listing Requirements. New <i>Adopt a new amendment deleting item 2: the requirement for cable ties, staples, straps and hangers to be listed.</i>	New OR A
152	320.30	Securing and supporting. (A) General. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support. <i>Modify by also deleting the requirement for staples, straps, hangers, or similar fittings to be listed.</i>	Retain as modified
*A13	330.2	Listing Requirements. New <i>Adopt a new amendment deleting item 2: the requirement for cable ties, staples, straps and hangers to be listed.</i>	New OR A
153	330.30	Type MC cable Securing and Supporting. (A) General. NEC Cable cleats were added as an approved method for supporting or securing Type MC cable.	Approve
154		OR A Removes the requirement for cable ties to be listed and/or identified for securement and support. <i>Modify by also deleting the requirement for staples, cable cleats, straps, hangers and similar fittings to be listed.</i>	Retain as modified
*A14	332.2	Listing Requirements. NEC Added listing requirements for staples and hangers. <i>Adopt a new amendment deleting item 2: the requirement for staples and hangers to be listed.</i>	Disapprove & add New OR A

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
*A15	332.30	Securing and Supporting. NEC Added listing requirements for straps, hangers and similar fittings. <i>Adopt a new amendment deleting item 2: the requirement for straps, hangers and similar fittings to be listed.</i>	New OR A
155	334.2	Nonmetallic-Sheathed Cable: Types NM and NMC. Listing Requirements. NEC Added listing requirements for cable ties, staples, straps and hangers. <i>Adopt a new amendment deleting the requirement for cable ties, staples, straps and hangers to be listed.</i>	Disapprove & add New OR A
156	334.10	Uses Permitted NEC An exception has been added to permit nonhabitable grade-level storage garages and storage buildings less than 1500 square feet to use NM cable without the 15-minute thermal barrier.	Approve
157	334.12	Uses Not Permitted. OR A Adds: Exception to (2): Types NM and NMC cables may be installed within a dropped or suspended ceiling cavity in structures other than one- and two-family and multifamily dwellings when installed in accordance with 334.15.	Retain
158	334.15	Exposed Work. (B) Protection from Physical Damage. OR A Adds: Exposed nonmetallic sheathed cable shall be protected where it is installed horizontally less than 2.5 m (8 ft) above the floor. Exposed nonmetallic sheathed cable less than 2.5 m (8 ft) above the floor that enters the top or bottom of a panelboard shall be protected from physical damage by conduit, raceway, 1/2-inch plywood, 1/2-inch drywall, or other approved means. <i>Modify by removing the second sentence of the amendment.</i>	Retain as modified
159		PP-12 Thomas G. Adams PP-12 : Remove the second sentence of the existing amendment so there is no longer a requirement to cover cable entering the top or bottom of a panelboard.	Approve Savings \$200
160		Exposed Work. (C) In Unfinished Basements and Crawl Spaces. OR A Deletes: "and crawl spaces."	Retain
161	334.24	Bending Radius. NEC Changed determination of bending radius to: For flat cables, the minor diameter dimension of the cable shall be used to determine the bending radius when bending on the flat side of the cable. For all other bends, the major diameter dimension shall be used. OR A Deletes: "For flat cables, the major diameter dimension of the cable shall be used to determine the bending radius."	Approve Rescind
162	334.30	Securing and supporting. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support. <i>Modify by also deleting the requirement that staples, straps, hangers, and similar fittings be listed.</i>	Retain as modified
163		PP-13 Thomas G. Adams PP-13 : Add back a 1996 OESC exception.	Disapprove
*A16	336.2	Listing Requirements. New <i>Adopt a new amendment deleting item 2: the requirement for cable ties, cable cleats, staples, straps and hangers to be listed.</i>	New OR A
164	336.10	Uses Permitted. OR A Deletes from (9): "For one- and two-family dwelling units,"	Retain
165	336.30	Securing and Supporting. NEC Added new section for securing and supporting Type TC cable. <i>Approve the new NEC language as modified by deleting the requirement for cable ties to be listed and identified for securement and support, and deleting the requirement for cable cleats, staples, straps and hangers to be listed.</i>	Approve as modified
*A17	337.2	Listing Requirements. New <i>Adopt a new amendment deleting item 2: the requirement for cable ties, straps and hangers to be listed.</i>	New OR A

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
166	337.30	Securing and supporting. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support. <i>Modify by also deleting the requirement for straps, hangers or similar fittings to be listed.</i>	Retain as modified
*A18	338.2	Listing Requirements. New <i>Adopt a new amendment deleting item 2: the requirement for cable ties, staples, straps and hangers to be listed.</i>	New OR A
167	338.24	Bending Radius. NEC Changed determination of bending radius to: For flat cables, the minor diameter dimension of the cable shall be used to determine the bending radius when bending on the flat side of the cable. For all other bends, the major diameter dimension shall be used. OR A Deletes: "For flat cables, the major diameter dimension of the cable shall be used to determine the bending radius."	Rescind
*A19	340.2	Listing Requirements. New <i>Adopt a new amendment deleting item 2: the requirement for cable ties, staples, straps and hangers to be listed.</i>	New OR A
168	340.24	Bending Radius. NEC Changed determination of bending radius to: For flat cables, the minor diameter dimension of the cable shall be used to determine the bending radius when bending on the flat side of the cable. For all other bends, the major diameter dimension shall be used. OR A Deletes: "For flat cables, the major diameter dimension of the cable shall be used to determine the bending radius."	Rescind
169	342.29	Paired Locknuts NEC Added new section stating that locknuts for IMC must be installed on both the inside and outside of the enclosure.	Approve
170	348.30	Securing and supporting. (A) Securely Fastened. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support.	Retain
171	350.30	Securing and supporting. (A) Securely Fastened. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support.	Retain
172	356.30	Securing and supporting. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support.	Retain
173	362.10	Uses Permitted. OR A Retains 2021 NEC language and revises Exception to (2) to: Where a fire <u>sprinkler</u> system(s) is installed <u>in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems</u> , on all floors, ENT shall be permitted to be used within walls, floors, and ceilings, exposed or concealed, in buildings exceeding three floors above grade.	Rescind
174		OR A Retains 2021 NEC language and revises Exception to (5) to: ENT shall be permitted to be used above suspended ceilings in buildings exceeding three floors above grade where the building is protected throughout by a fire <u>sprinkler</u> system <u>in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems</u> .	Rescind
175	362.30	Securing and supporting. (A) Securely Fastened. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support.	Retain
178	393.14	Installation. (A) General Requirements. OR A Removes the requirement for cable ties to be listed and/or identified for securement and support.	Retain
179	394.12	Uses Not Permitted. OR A Adds an exception. Update the edition of E84 to 2021a.	Retain
180	400.10	Uses Permitted. (A) Uses. OR A Adds: (12) Listed assemblies of fixtures and controllers, approved by the Federal Aviation Administration.	Retain
181	400.12	Uses not permitted. OR A Adds: Exception No. 2 to (5): In other than spaces used for environmental air, cord sets and power-supply cords shall be permitted above accessible suspended or dropped ceilings if part of a listed assembly, other than a luminaire, and the cord length does not exceed 6 ft.	Retain

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
182	404.1	Switches, Scope. NEC The requirements for wiring device type switches (e.g., single pole, 3-way, 4-way snap switches) have been moved to Article 406.	Approve
183	406.1	Wiring Devices, Part III. NEC Expanded and restructured section to include the requirements for wiring device-type switches, previously in Article 404.	Approve
184	406.9	Wiring Devices. (A) Damp Locations. (1) Receptacles OR A Revises (1)(C) from “125- and 250-volt” to “15- and 20-ampere, 125-volt.” <i>Retain the amendment until Oct. 1, 2027</i>	Retain until Oct. 1, 2027
185		(B) Wet Locations. (1) Receptacles of 15 Amperes and 20 Amperes in a Wet Location. OR A Deletes: “and 250-volt” in (1)(D). <i>Retain the amendment until Oct. 1, 2027</i>	Retain until Oct. 1, 2027
186		(C) Wiring Devices in Bathtub and Shower Spaces. (1) Receptacles. OR A In Exception No. 2 replaces: “opposite the bathtub rim or shower stall threshold on the farthest wall within the room” with “outside of the room as near as practicable to the strike side of the door.” <i>Modify by adding a condition to the exception that the receptacle be GFCI protected.</i>	Retain as modified
187		Interp Statewide code interpretation 22-03 : Receptacle box hood covers in agricultural buildings	Retain
188	406.12	General Installation Requirements. (D) Replacements. (3) Ground-Fault Circuit-Interrupter Protection. NEC Revised to allow the installer to consider other options when applying the exception to forgo providing GFCI protection.	Approve
189		(4) Arc-Fault Circuit Interrupter Protection. OR A Not adopted by the State of Oregon.	Retain
190		PP-12 Mike Stone, NEMA PP-12 : Rescind existing amendments regarding AFCI protection of receptacles and adopt model code.	Disapprove
191	406.14	Receptacle Mounting (G) Receptacle Orientation. NEC A new List Item 3 was added to exclude receptacles from being mounted in the face-up position in laundry areas.	Approve
192	406.26	Tamper-Resistant Receptacles. NEC Expanded listed tamper-resistant receptacles to include a new List Item (11) Park and recreation areas. <i>Modify by adding “libraries, and museums” to item (10).</i>	Approve as modified
193	408.3	Reconditioned Equipment. (A) Permitted. OR A Revises to allow the signing supervisor to evaluate reconditioned equipment.	Retain
194	408.9	Replacement Panelboards. (B) Panelboards Not Listed for the Specific Enclosure. OR A Deletes: “If the available fault current is 10,000 amperes or less, the replacement panelboard shall be identified for the application. Any previously applied listing marks on the cabinet that pertain to the panelboard shall be removed.”	Rescind
195	408.10	Support and Arrangement of Busbars and Conductors. (F) Switchboard, Switchgear, or Panelboard Identification. NEC A requirement was added to locate caution signs and labels in a readily accessible location on the front of the enclosure.	Approve
196	408.36	Overcurrent Protection. OR A Adds: Exception No. 1: Individual protection shall not be required for a panelboard used as service equipment with multiple disconnecting means in accordance with 230.71. In panelboards protected by three or more main circuit breakers or sets of fuses, the circuit breakers or sets of fuses shall not supply a second bus structure within the same panelboard assembly. Renumbers No. 1 to No. 2 and revises to specify that the panelboard shall be protected on its supply side. <i>Retain the amendment until Oct. 1, 2028.</i>	Retain until Oct. 1, 2028
197	408.38	Enclosure. OR A Deletes: Where the available fault current is greater than 10,000 amperes, the panelboard and enclosure combination shall be evaluated for the application.	Rescind

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
198	410.3	Reconditioned Equipment. OR A Adds: Service and maintenance of luminaires shall not be considered reconditioning.	Retain
199	422.5	GFCI Protection. (A) General. OR A Revises (6) to: (6) Sump pumps and sewage pumps	Retain
200		OR A Adds: Exception to (6): Receptacle ground-fault protection shall not be required for a single receptacle if the receptacle is labeled as "not GFCI protected."	Retain
201		OR A Revises (7) Dishwashers to: (7) Not adopted by the State of Oregon. \$50 - \$100 increase	Rescind
202	422.12	Central Heating Equipment. NEC Added receptacles required by 210.63(A), and lighting outlets required by 210.70(C) to Exception 2.	Approve
203	426	Fixed Outdoor Electric Deicing and Snow-Melting Equipment. Part VI Conductive Pavement Heating System. NEC Part VI was added to specify the requirements for conductive pavement heating systems.	Approve
204	430	Motors, Motor Circuits, and Controllers. NEC BE and CE motors have been included throughout Article 430 due to their energy-efficient design. The motors, typically, have higher locked rotor currents. (430.7, 430.22(H), 430.24 Exc. 4, 430.52(C)(3)(b), and 430.251(C))	Approve
205	430.98	Marking. (A) Motor Control Centers. NEC The section clarifies that an MCC supplied by a feeder must be marked with the location of the means necessary to disconnect all power to the MCC.	Approve
206	430.132	GFCI and SPGFCI Between Power Conversion Equipment and Motors. NEC Prohibits GFCI and SPGFCI to be installed between conversion equipment output terminals and the motor. (TIA 26-3 9/2025)	Approve
207	440.14	Local disconnect at HVAC indoor components. Interp Statewide code interpretation 09-01 : Local disconnect at HVAC indoor components <i>Adopt a new amendment adding another exception to 440.14 for where the outdoor equipment of a zonal ductless mini-split HVAC system is designed to supply power and control wiring to the indoor equipment, a lockable disconnecting means located at the outdoor equipment that complies with 440.14 shall be permitted to serve as the disconnecting means for the indoor equipment. Then rescind the statewide code interpretation.</i>	New OR A Rescind Interp
208	440.11	General, Disconnecting means. NEC The revision requires doors or covers that expose energized parts to be locked or require a tool to be opened.	Approve
209	440.15	Split-System Disconnect Identification NEC Added a new section for marking requirements to identify the location of all indoor units supplied by the exterior disconnect of a split-system HVAC system in other than one- and two-family dwellings.	Approve
210	445.2	Listing Requirements. OR A Not adopted by the State of Oregon. (Not within the statutory authority of OESC)	Approve
211	445.19	Emergency Shutdown of Prime Mover. (C) Emergency Shutdown in One- and Two-Family Dwelling units. OR A Removes "readily" accessible. Deletes: "Be marked "Generator Emergency Shutdown" and meet the requirements of 110.21(B)." Deletes: "An emergency shutdown device mounted on the exterior of the generator enclosure shall be permitted to satisfy the requirements of this section."	Retain Retain Rescind
212	450.43	Doorways. (C) Accessibility. OR A Removes "listed" for panic hardware or fire exit hardware since OSSC has additional requirements. Adds: Informational Note: See the Informational Note in OESC Section 110.26(C)(3). <i>Modify by adding language to clarify that the panic hardware is required to comply with the requirements of the OSSC.</i>	Retain as modified

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
213	480.1	Stationary Batteries. NEC The term "standby" was removed from the title and scope of Article 480. The article now applies to all stationary batteries with a capacity greater than 3.6 MJ (1 kWh), not just those used for standby power.	Approve
214	480.10	Battery Locations. (E) Egress. OR A Removes "listed" for panic hardware or fire exit hardware since OSSC has additional requirements. Adds: Informational Note: See the Informational Note in OESC Section 110.26(C)(3). <i>Modify by adding language to clarify that the panic hardware is required to comply with the requirements of the OSSC.</i>	Retain as modified
215	480.14	Overcharge Control. NEC Addresses risks of fire, thermal runaway, and equipment failure. New requirement mandates overcharge prevention provisions for all stationary battery systems.	Approve
244	547.44	Equipotential plane. Interp. Statewide Code Interpretation 19-03 : Application of Article 547 to agricultural buildings	Retain
245	547.28	Ground-Fault Circuit-Interrupter Protection. OR A Adds: GFCI protection shall not be required for a single receptacle supplying a dedicated load and marked "not GFCI protected." A GFCI protected receptacle shall be located within 900 mm (3 ft) of the non-GFCI protected receptacle.	Retain
246	547.44	Equipotential Planes and Bonding of Equipotential Planes. (A) Where required. OR A Revises (1) to Indoors. Equipotential planes shall be installed in confinement areas <u>designated by the owner</u> . OR A Adds: <i>Exception to (1) and (2): Where the electrical system is designed by a professional engineer, as defined in ORS 672.002(2), and the electrical equipment is isolated and not accessible to livestock, and non-electrical metallic equipment is not likely to become energized an equipotential plane shall not be required.</i> Informational Note to the definition of Equipment.	Retain
247		Equipotential Planes and Bonding of Equipotential Planes. (C) Equipotential Plane Construction NEC Text was added to include the requirements for the construction of the equipotential plane. In past editions of the NEC, there was no specific language as to how to install and construct the equipotential plane.	Approve
248	550.51	Service Equipment. (A) Mobile Home Service Equipment. NEC An informational note was added to point to the general requirements for a service disconnect found in Article 230.	Approve
249		Service Equipment. (E) Replacement Home. NEC Where the existing service equipment is reconnected to a replacement mobile or manufactured home, the installer must provide a surge protective device in compliance with 230.67.	Disapprove & add new OR A
250	551.71	Alternating-Current (ac) Type Receptacles Provided. (A) Recreational Vehicle Sites. OR A Removes the weather resistant receptacle requirement. <i>Retain the amendment until Oct. 1, 2027.</i>	Retain until Oct. 1, 2027
		NEC Reorganized section.	Approve
251	551.77	Recreational Vehicle Site Supply Equipment. OR A Deletes: "shall be listed for use as recreational vehicle site supply equipment and."	Retain
252	555.9	Engineered Design. NEC New language permits an AHJ to request an engineered design for a pier distribution system.	Approve
253	555.14	Equipotential Planes and Bonding of Equipotential Planes. NEC Additional text provides details on how the equipotential plane is to be constructed and bonded to the electrical system when the system voltages exceed 250 volts to ground, and the equipment is located within 10 feet of the water.	Approve
254	555.15	Servicing and Replacing of Equipment. NEC Revised the language to align with the definition for "servicing." (A) Servicing. Equipment can be serviced to the edition of the code to which it was installed. (B) Replacing. If replacing equipment, it must comply with the current adopted code. Additionally, the circuit must be inspected, and any issues found must be addressed as required in Section 555.15(A).	Approve

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
255	555.15~cont.	OR A Not adopted by the State of Oregon.	Rescind
256		PP-15 Mike Stone, NEMA PP-15 : Rescind all existing amendments to 555.15 regarding GFCI protection of replacement equipment in marinas and boatyards and adopt the model code language.	Approve
257	555.35	GFPE and GFCIs. (A) Feeders and Branch Circuits. OR A Adds: Exception No. 2: Modifications to existing systems shall not require GFPE.	Rescind
258		GFPE and GFCIs. (B) Fire Pump Circuits. NEC Section 555.35(B) was added to address the GFPE monitoring for a fire pump.	Approve
259		GFPE and GFCIs. (F) Coordination and Performance Testing. NEC Requirements were added to mandate that GFPE protection systems be coordinated and undergo performance testing using an approved method. A written record of this testing is to be made available to the authority having jurisdiction. <i>Modify by making the same edits as those in 517.17(D).</i>	Approve as modified
260	555.36	Disconnecting Means for Shore Power Connection(s). (C) Emergency Electrical Disconnect. OR A Deletes: "A circuit breaker handle shall not be used for this purpose."	Retain
261	590.9	Overcurrent Protective Devices. (A) Where reused. OR A Revises to: Overcurrent protective devices that have been previously used and are installed in a temporary installation shall be installed and maintained <u>with</u> no evidence of impending failure.	Rescind
262		(B) Service Overcurrent Protective Devices. OR A Not adopted by the State of Oregon.	Retain
264	620.1	Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts Scope. ... OR A Replaces Informational Note No. 1 to: For further information, see the <i>Oregon Elevator Specialty Code</i> as adopted in OAR chapter 918, division 400.	Retain and add a new OR A
265	620.6	Working Clearances. OR A Adds: "Where machine room doors swing inward, the arc of the door shall not encroach on those clearances required by 110.26(A)."	Retain
266		(C) Sump Pumps. NEC Deleted Section	Approve
267		OR A Replaces section language with: "A single receptacle supplying a permanently installed sump pump shall not require ground-fault circuit-interrupter protection."	Rescind
*A23	620.7	GFCI for personnel. (A) Pits, Hoistways, and on Cars. New <i>Add an exception to 620.7 to replace the previous 620.6(C): Exception: A single receptacle, in addition to the receptacle required in 620.24, that supplies a permanently installed sump pump shall not require ground-fault circuit-interrupter protection.</i>	New OR A
268	620.11	Insulation of Conductors. (A) Hoistway Door Interlock Wiring. OR A Adds: Exception: Where not required by the Oregon Elevator Specialty Code (ASME A17.1). <i>Modify by moving the exception to the charging and deleting the rest of the section.</i>	Retain as modified
269	620.37	Wiring in Hoistways, Machine Rooms, Control Rooms, Machinery Spaces, and Control Spaces (A) Uses Permitted. OR A Adds after the items: Conduits and raceways necessary for the connection of such devices shall only enter hoistways and machine rooms to the extent necessary to connect the device(s) attached thereto.	Retain

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
270	620.51	Disconnecting Means. (B) Operation. OR A Adds: Where provided, this disconnecting means shall be located in the elevator control room or control space. The installation shall comply with the requirements of NFPA 72 as adopted in OAR 918-306-0005. <i>Modify by moving the first sentence regarding the location to 620.51(C).</i>	Retain as modified
271		(C) Location. OR A Adds: Where machine rooms are provided, the disconnecting means required by 620.51 shall be located within 610 mm (24 inches) of the open side of the machine room access door. Where more than one disconnect is required for a multi-car group, the disconnects shall be adjacent to each other with the first disconnect located within 610 mm (24 inches) of the open side of the machine room access door. Measurement shall be taken from the edge of the disconnect nearest the machine room door. <i>Modify by adding the sentence removed from item 270.</i>	Retain as modified
272		(C)(4) On Platform Lifts and Stairway Chairlifts. OR A Revises to: On platform lifts and stairway chairlifts, the disconnecting means shall be located within sight of the motor controller or lift and within 1.83 m (six feet) of the motor controller. The disconnecting means shall not be located in the runway enclosure.	Retain
273		(C)(5) Residential installations. OR A Adds section: A disconnecting means shall be required to be placed within sight of the controller or lift. Where such devices are supplied with flexible cord and plug type connectors, the supply receptacle shall be switched by the disconnecting means. The disconnecting means does not require overcurrent protection, provided such protection is supplied by the branch circuit overcurrent device. In all other respects the disconnecting means shall comply with the requirements of this section.	Retain
274	620.62	Selective Coordination (B) Replacements & (C) Modifications. NEC Requirements were added to re-evaluate selective coordination when overcurrent protection is replaced or if there are modifications, additions, or deletions to the existing elevator system.	Approve
275	620.86	Flexible Metal Conduit. OR A Adds section: Where flexible metal conduit is utilized between the disconnecting means specified in 620.51 and the elevator controller, an equipment grounding conductor shall be provided within the raceway and sized per 250.122 and Table 250.122.	Retain
277	625.41	Continuous Loads. NEC Allows rating to be considered non-continuous or not for over 3 hours. Today's systems are closer to being continuous with EMS control and charging stations.	Approve
278	625.42	Rating. ... OR A Adds: Informational Note: See Statewide Alternate Method 09-01.	Retain
279		(A) Power Control System & (B) EVSE with Adjustable Controls. NEC The service, feeder, and branch circuit supplying the EVSE must have a sufficient rating to supply the load served.	Approve
280	625.44	Equipment Connection. NEC Text was added to require the attachment plug for cord- and plug-connected equipment to be listed for "EV".	Approve
281	625.54	Ground-Fault Circuit-Interrupter Protection for Personnel. OR A Not adopted by the State of Oregon.	Retain
282	630.8	Ground-Fault Circuit-Interrupter Protection for Personnel. OR A Not adopted by the State of Oregon.	Retain
285	680.4	Inspections after Installation. OR A Not adopted by the State of Oregon.	Retain
286	680.14	Corrosive environment BCD Discussion - Wiring methods in corrosive environment.	N/A

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
287	680.21	Motors. (C) Ground-Fault Protection. NEC Added a section for variable speed motors with adjustable speed drive. (Also see TIA 26-1)	Approve
288		(D) Pool Pump Motor Replacement, Reconditioning, or Repair. OR A Not adopted by the State of Oregon.	Rescind
289	680.22	Lighting, Receptacles, and Equipment. (B)(1) Outdoor Clearances NEC Festoon lighting is now subject to the minimum height requirements above a pool, including the area surrounding the pool.	Approve
290	680.26	Equipotential Bonding. (B) Bonded Parts. (2) Perimeter Surfaces. NEC Expands the requirement to provide GFCI protection. The height requirement from the perimeter surface was increased from 2 ft to 3 ft below maximum water level.	Approve
291	680.42	Outdoor Installations. (B) Bonding. OR A: Revises to: (4) The top rim of the spa or hot tub shall be at least 710 mm (28 in.) above all perimeter surfaces that are within 760 mm (30 in.), measured horizontally from the spa or hot tub. The height of nonconductive external steps <u>or deck</u> for exit and entry to or exit from the self-contained spa shall not be used to reduce or increase this rim height measurement.	Retain
292	682.15	Ground-Fault Protection. (B) Feeder and Branch Circuits on Piers. OR A Revises 30 mA to 100 mA.	Rescind
293	682.33	Equipotential Planes and Bonding of Equipotential Planes. (A) Equipotential Plane Construction and Bonding. NEC Equipotential planes for systems over 250 volts to ground and located within 10 feet of the water must encompass the area around outdoor service equipment and/or the disconnecting means and must extend at least 36 inches in all directions from the equipment, covering areas where a person could stand and touch the equipment.	Approve
294	690.4	Solar Photovoltaic (PV) Systems. General Requirements. (A) PV Systems. Interp. Statewide Code Interpretation No. 21-03 : Solar Connection Feeders	Retain & update
295	690.7	Maximum dc Voltage. (A) PV Source Circuits. NEC References were added to clarify this section is specific to only dc voltages. The 100kW inverter generating capacity threshold was removed allowing engineering calculation to be used on any size PV system.	Approve
296	690.12	Rapid Shutdown of PV Systems on Buildings. OR A Adds: Where an addition to an existing system(s) on or in a building is installed, a rapid shutdown function shall be provided for the existing system(s) on or in the building. The provisions of 690.12(B)(2) shall not apply to the existing system(s).	Retain
297	690.12	(C) Initiation Devices. NEC Added section for one- and two-family dwellings. (Also see TIA 26-2)	Approve
298	690.31	Wiring Methods. (C) Wires and Cables. (1) Single Conductors. OR A Revises section to remove requirements that cable ties be listed and identified for securement and support in outdoor locations.	Retain
299	690.47	Grounding Electrode System. NEC Language from Article 250, Grounding and Bonding, with regard to additional grounding electrodes has been removed from (B).	Approve
300		OR A Adds that: The minimum size of grounding electrode conductors shall be sized in accordance with 250.66 and shall not be smaller than 6 AWG copper or 4 AWG aluminum.	Retain
312	702.4	Capacity and Rating (A) System Capacity. (2) Automatic Load Connection. NEC This revision recognizes that traditional EMS may shed load during standby power, while PCS systems will manage load and sources based on the control settings.	Approve
313		OR A Adds: Exception: In one- and two-family dwellings manual management of the connected load shall be permitted.	Retain
314		(3) Multimode Inverter-Based Systems in One- and Two-Family Dwellings. NEC Added a third option for listed multi-mode inverter-based systems that are nominally grid-interactive but can be capable of transitioning to standby operation.	Approve

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
315	702.7	Signs. (A) Standby. OR A Removes the provisions regarding One- and Two- Family Dwelling units. <i>Modify to align with the new NEC language and not adopt 702.7(A)(1), One- and Two-Family Dwelling Units.</i>	Retain as modified
316		NEC Rearranged section into two headings: (1) One- and Two-family Dwelling Units, and (2) Other than One- and Two-Family Dwelling Units. Changes “sign” to permanent placards, labels, or directories and added another option to install them at an approved readily visible location.	Approve
317	705.11	Source Connections to a Service (C) Overcurrent Protection. (1) Power Source Connections in Buildings. NEC Length of service conductors is limited to 16.5 or 66 ft. with cable limiters. Supply-side connection is to existing service equip.	Approve
318	705.12	Load-Side Source Connections. (A) Feeders and Feeder Taps. ... OR A Adds informational note to Item 3 to see Statewide Code Interpretation 21-03.	Retain
319	705.50	Part II. Microgrid Systems OR A Adds: Microgrid equipment and distribution on the customer side of the service point must be installed in accordance with the applicable sections of the current code.	Retain
320	706.7	Commissioning and Servicing. OR A Not adopted by the State of Oregon.	Retain
*A25	720.6(F)	Cables, Raceways, or Boxes Installed in or Under Roof Decking. New <i>Asked committee to review potential aligning amendment to correlate with the NEC change in 300.6(E).</i>	Approve
*A26	720.8(A)(1)	Sealants. New <i>Asked committee to review potential aligning amendment to correlate with the amendment in 300.7(G).</i>	Approve
*A27	720.11	Limited-Energy System Raceways in Wet Locations Above Grade. New <i>Asked committee to review potential aligning amendment to correlate with the amendment in 300.11(A).</i>	Approve
324	720.30	Securing and Supporting. (A) Secured in Place. (3) Methods. NEC Moved methods of securement were moved to Section 720.30. (Removed from 722.24(A), 760.24(A), 770.24(A), and 800.24(A))	Approve
325		OR A Removes the requirement for cable ties to be listed and/or identified for securement and support in 722.24, 760.24, and 770.24 of the 2023 NEC. <i>Approve the NEC change moving the securement provisions to Section 720.30 but retain the amendment removing the requirement for cable ties to be listed.</i>	Retain as modified
326	760.41	NPLFA Circuit Power Source Requirements. (B) Branch Circuit. OR A Removes the requirement that the circuit disconnecting means shall be accessible only to qualified personnel.	Retain
327	760.121	Power Sources for PLFA Circuits. (B) Branch Circuit. OR A Removes the requirement that the circuit disconnecting means shall be accessible only to qualified personnel from Item 4.	Retain
328	800	General Requirements for Communications Systems Outside and Entering Buildings. NEC Chapter 8 is no longer independent due to the revisions of 90.3. Now, Article 800 only covers the requirements for communications system wires and cables located outside of and entering buildings.	Approve
329	800.48 770.48	Unlisted Cables Entering Buildings. NEC Moved and integrated “unlisted conductive and nonconductive optical fiber cables entering the building from the outside”	Approve
330		OR A Adds “ENT” as a raceway allowing unlisted nonconductive outside plant optical fiber cables. <i>Modify by adding amendment to 800.48 accordingly.</i>	Retain as modified

State of Oregon

Board memo

Building Codes Division

July 1, 2026

To: Residential and Manufactured Structures Board

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

Subject: State Plumbing Board's recommendation regarding the low-rise residential plumbing provisions of the 2026 Oregon Plumbing Specialty Code.

Action requested:

The State Plumbing Board requests the Residential and Manufactured Structures Board review and approve the low-rise residential plumbing provisions of the 2026 Oregon Plumbing Specialty Code and recommend the administrator proceed with rulemaking.

Background:

The State Plumbing Board, at the board's April 16, 2026, meeting, approved the proposed 2026 Oregon Plumbing Specialty Code (OPSC), which includes low-rise residential plumbing provisions, and forwarded the proposed code provisions to the Administrator for rulemaking and subsequent adoption. The State Plumbing Board recommends that the Residential and Manufactured Structures Board approve the proposed provisions that relate to low-rise residential plumbing provisions.

The board packet includes a document that summarizes the proposed plumbing code provisions that were approved by the State Plumbing Board pertaining to low-rise residential plumbing.

Options:

- Approve the State Plumbing Board's recommendation to adopt the proposed low-rise residential plumbing 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 State Plumbing Board's recommendation to adopt the proposed low-rise residential plumbing 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 State Plumbing Board's recommendation regarding the proposed low-rise residential plumbing provisions, which would continue use of the low-rise residential plumbing provisions of the 2023 OPSC.



Department of Consumer
and Business Services

2026 Oregon Plumbing Specialty Code (OPSC) Code Adoption Matrix

This matrix shows the State Plumbing Board approved recommendations from the OPSC review committee regarding changes that affect low-rise residential construction.

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

BCD = Building Codes Division proposal
UPC = UPC significant change

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

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
1	204.0	Body Spray. UPC Added new definition.	Approve / None
2	204.0	Building Drain. BCD Move delineation of 5 ft. outside building wall to definition of Building Sewer (Sanitary).	Approve / None
3	204.0	Building Sewer (Sanitary). BCD Add delineation of 5 ft. outside building wall to align with OAR/ORS.	Approve / None
4	204.0	Building Sewer (Storm). BCD Add delineation of 2 ft. outside building wall to align with Section 1101.4.2.	Approve / None
6	309.5	Dead Legs. OR A Renumbers and requires dead legs that exceed 1.5 times the diameter of the pipe be provided with an accessible method of flushing. Modify to more clearly state the intent based on PP-01.	Retain as modified / None
7		PP-01 James Butler, City of Redmond - Make clarifying changes to Oregon amendment.	Approve as modified / None
8		Interp. Statewide Code Interpretation No. 22-01	Retain / None
9	310.9	Female Plastic Connections. UPC Added section in 2024. Oregon adopted these provisions minus the exception.	Approve / None
10	311.1	Independent Systems BCD Expand to cover all utilities.	Approve / Positive
11	402.6	Flanged Fixture Connections UPC Changes to require closet flange be set on top of finished floor. Modify by retaining the 2023 OPSC language requiring the bottom of the flange to be set on an approved firm base. Approve the remaining UPC changes.	Approve as modified / None
12	404.2.1	Sinks, Lavatories, and Bathtubs UPC Because there are different types of overflows for these sets of fixtures, the language was separated between the types of overflows.	Approve / None
**	408.3	Water Consumption. UPC Added body spray flow rate. Modify by changing the flow rate maximum to 1.8 gpm at 80 psi.	Approve as modified / None
13	408.4.3	Temperature-Actuated, Flow-Reduction Devices for Individual Fixture Fittings. UPC Added section requiring compliance with ASSE 1062.	Approve / None
14	408.6	Finished Curb or Threshold. OR A Replaces "wet location" with "wet rooms" using the Oregon definition of wet rooms and deletes references to the electrical, residential, and building codes. Modify by changing "curb" in the second sentence to "threshold." Interp. Statewide Code Interpretation No. 22-04	Retain as modified / None Retain / None

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
15	408.8.5	Tests for Shower Receptors. UPC Added minimum depth and time requirements for testing the installation of a watertight shower receptor. BCD Revise new language to clarify the provisions where no "dam or curb" is present, in place of "threshold."	Approve / None Approve / None
23	501.1	Instantaneous and combination tankless water heaters. Interp. Statewide Code Interpretation No. 14-01	Retain as modified / None
24	507.2	Seismic Provisions. OR A Adds an exception allowing water heaters in one- and two-family dwellings and townhouses in Seismic Design Category B and C not to be strapped. Adds 'Storage tank' at beginning for clarity. Amends Exception to align with structural code. Interp. Statewide Code Interpretation No. 15-02	Retain / None Retain / None
25	507.4	Drainage Pan. UPC Provisions are added which clarify that piping used on hot water applications shall be rated for such temperatures as the water heater is rated. Additionally, the terminating end of the drainpipe shall be visible to alert the owner or inspector that the water heater is leaking. OR A Adds exceptions for the replacement of an existing water heater and Instantaneous water heaters.	Approve / Minimal Retain / None
28	603.4.2	Testing. OR A Requires only the premise owner or responsible person to have the backflow prevention assembly tested at the time of installation. Modify by adding back that the testing shall be completed by a backflow assembly tester certified by the OHA.	Retain as modified / None
29	603.4.7	Outdoor Backflow Freeze Protection. Interp. Statewide Code Interpretation No. 23-01	Retain / None
30	603.4.9	Prohibited Locations. OR A Deletes: "Backflow prevention devices with atmospheric vents or ports shall not be installed in pits, underground, or submerged locations." New amendment adding an exception allowing a double check valve assembly to be installed below grade.	Rescind / None New amendment / None
32	606.5.1	Manifolds. UPC Added a section for manifolds in water distribution systems to provide guidance and ensure that all components of field installed manifolds conform to the standards applicable to water distribution systems.	Approve / None
35	608.2	Excessive Water Pressure. UPC Added requirement for expansion tanks used in potable water systems intended to supply drinking water to be securely fastened to the structure. OR A Oregon adopted the 2024 UPC changes in the 2021 OPSC requiring the expansion tank or other approved device to be securely fastened as modified by leaving out "to the structure."	Approve / Minimal Rescind / None
36		UPC An approved expansion tank shall be installed in the cold water distribution piping downstream of each such regulator to prevent pressure exceeding 80 psi from developing due to thermal expansion. Systems designed by a licensed plumbing contractor or registered design professionals shall be permitted to use approved pressure relief valves in lieu of expansion tanks provided such relief valves have a maximum pressure relief setting of 100 psi (689 kPa) or less.	Approve / None
38	608.3	Expansion Tanks, and Combination Temperature and Pressure-Relief Valves. UPC Added requirement for expansion tanks used in potable water systems intended to supply drinking water to be securely fastened to the structure. OR A Oregon adopted the 2024 UPC changes in the 2021 OPSC requiring the expansion tank or other approved device to be securely fastened as modified by leaving out "to the structure." OR A Oregon also adopted the exception of not requiring an expansion tank for an instantaneous water heater as modified by replacing "non-storage" with "on-demand."	Approve / None Rescind / None Retain / None
42	609.7	Abutting Lot. OR A Simplifies section and require documentation of a legal easement. BCD Delete requirement for legal easement and expand to allow more than one lot and nearby lots to be crossed.	Rescind / None Approve New OR A / None
44	609.12	Pipe Insulation. OR A Deletes section. Consider wording to point back to energy/structural requirements. Modify by revising charging section to point to the Building Code for pipe insulation.	Retain as modified / None

No.	Section	Change Title / Amendment Type / Change Summary	Outcome / Fiscal
46	Table 702.1	Drainage Fixture Unit Values (DFU) OR A Revises: Urinal, 1.0 GPF Flushometer Valve to <u>0.5</u> GPF Revises: Urinal, greater than 1.0 GPF Flushometer Valve to <u>0.5</u> GPF Revises: Water Closet, 1.6 GPF Gravity Tank to <u>1.28</u> GPF BCD Amend Note 6 to align with structural code.	Retain / None Approve / None
51	707.9	Clearance. OR A Removes the language requiring an underfloor cleanout to be located within 5 feet of the access to the under-floor space. BCD Amends section for clarity on intent of 'ducts, beams, and piping' as obstructions.	Retain / None Approve New OR A / None
55	712.1	Media. OR A Deletes "except that plastic pipe shall not be tested with air."	Rescind / Minimal
56	715.3	Existing Sewers. UPC Modified section to add standards	Approve / None
58	721.2	Abutting Lot. OR A Simplifies section and require documentation of a legal easement. BCD Delete requirement for legal easement and expand to allow more than one lot and nearby lots to be crossed.	Rescind / None Approve New OR A / None
59	723.1	Building Sewer Test, General. OR A Deletes "Plastic DWV piping systems shall not be tested by the air test method." OR A Replaces "watertight" with "free from leaks."	Rescind / Minimal Rescind / None
65	Table 1002.2	Horizontal Lengths of Trap Arms. UPC Adds Note 3 limiting length of certain fixture drains for HWV systems.	Approve / Positive
67	1007.8 T1701.1	Barrier type floor drain trap seal protection. OR A Adds a section requiring barrier type floor drain trap seal protection devices be in accordance with ASSE 1072, be installed per the manufacturer's instructions, and can't be used in lieu of Section 1007.1 BCD Add ASSE 1072-2020 Performance Requirements for Barrier Type Trap Seal Protection for Floor Drains DWV Components Ref: 1007.8	Retain / None Approve New OR A / Pos.
73	1101.4.7	Underground Building Storm Drains. BCD Adds exception for exterior piping materials and allows for CPE.	Approve New OR A / None
75	1101.13	Cleanouts. BCD Corrects reference to 707.0 for drainage rather than 719.0 for sewer.	Retain / Positive
76	1101.13.1	Rain Leaders and Conductors. BCD Clarifies intent by adding 'permanently installed' at start.	Approve / Positive
77	1107.1	PP-17 Mike Ditty, PP-17 - Requires stormwater sewers to be tested the same way as sanitary sewer with the exception of exterior building storm drainage piping (outside of but within 2' of building) Approve the requirement to test building storm sewers but allowing methods acceptable to the Building Official.	Approve as modified / Minimal
**	1107.2	Methods of Testing Storm Drainage Systems. OR A Deletes "except that plastic pipe shall not be tested with air."	Rescind / None
79	1601.2	System Design. OR A Changed "licensed plumbing contractor" to "certified plumbing contractor" to allow anyone who is qualified to design the rainwater catchment system. BCD Propose rescinding the existing amendment and approving the UPC language as modified by adding "certified rainwater system designer" to the list. This would cover plumbers, engineers, and ARCSA/ASSE 21120 certified designers. OR A Deletes the exceptions.	Rescind / None Approve / Positive Rescind / None
90	I	Installation Standards: Not adopted and left for reader's convenience. lapmostandards.org/iapmo-industry-standards/current-iapmo-is-standards Modify by noting that All Installation Standards are posted on the above website.	Approve as modified / None

State of Oregon

Board memo

Building Codes Division

July 1, 2026

To: Residential and Manufactured Structures Board

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

Subject: 2026 ORSC Townhouse Provisions; Technical Updates & Corrections

Action requested:

The board review and approve technical updates and corrections to the townhouse provisions of the upcoming 2026 Oregon Residential Specialty Code (ORSC) and forward them to the administrator for rulemaking and subsequent adoption.

Background:

Over the past 26 years, the unique Oregon-specific townhouse provisions have undergone many reformat, moves, clarifications and amendments on their journey from Statewide Alternate Method 00-10 to their current form in ORSC Section R302. The division's technical team has made an intentional effort to help improve this extensive package of Oregon amendments with each successive version of the ORSC adopted since the 2011 version. We have aligned terms, removed inconsistencies, improved and redrawn the associated figures, and clarified unclear applications. Under the 2026 ORSC adoption process, a handful of these clarifying adjustments and existing amendment package improvements were originally addressed by the code review draft of Chapter 3, which was approved by the board at the April 2026 meeting. This amendment package will further build on those original adjustments approved for the 2026 ORSC, as further summarized by this comprehensive technical background synopsis.

In the process of researching the long history of these amendment provisions and in harmony with multiple local government partner discussions, it became abundantly clear that the provisions in Rowhouse Construction Alternate Method Ruling 00-10, and subsequently original Appendix O, were promulgated to address townhouse projects with real property lines (or *lot lines*) between individual attached townhouse units. In contrast, the model code provisions from IRC Chapter 3 during this time were intended to address townhouses grouped together on a single parcel without real property lines (or lot lines) between individual units.

In 2007, the division formed a task force in response to legislative discussions with the intention of streamlining the different townhouse construction approaches. One of the primary efforts of the task force

was to look into whether or not the “rowhouse” provisions of Appendix O should be merged into the body of the code in Chapter 3. The stated purpose of the task force was... *“to dispose of the term “rowhouse” and to reconcile the model code townhouse provisions with Appendix O without making sweeping material changes in the code requirements”.*

In the proposal to merge Appendix O which was submitted to the board it was stated, “...*the only difference between a townhouse on a single tax lot and one with a real property line, is the ability to use a common 2-hour wall. This is consistent with our original goal for consistency between the current rowhouse and townhouse provisions. Townhouses built on the same tax lot will now be afforded the same design options as those previously reserved for real property lines under Appendix O*”. The merger provided the option for townhouses without property line separation to choose to use (not mandate the use of) the former Appendix O provisions and allowances which were then moved into the body of the code.

Having clarified that a rowhouse was simply a townhouse with different/separate tax lot(s) assigned or a similar configuration, the provisions ultimately combined into a single governing section through the aforementioned efforts – and remained fully scoped under the ORSC. However, the intent that we clearly see now, is that townhouses constructed as a group on a single parcel are intended to be treated similar to two-family dwellings in that the separation walls and their horizontal continuity stop at the perpendicular exterior wall(s) as they did under prior original post-merge and task force work approved by the board.

With this re-distinction of the existing and longstanding intent to keep those townhouse designs grouped on a single lot intentionally more flexible in design than those townhouse configurations where lot lines separate the individual units coming into the publishing spotlight, we have a greater understanding of how and why certain distinctions were kept purposefully in the code. Logically, this intentional difference does make sense from a linear code application perspective and also aligns with our current statewide initiative to simplify housing development across the board.

Accordingly, the intent of these amendments is to further clarify and reinforce the original, longstanding intent of the rowhouse/townhouse merger and approved task force approaches and provisions; to eliminate confusion and misapplication; and to raise up the intended cost savings and design flexibility afforded by those townhouse designs grouped on a single lot.

Timeline of references:

- January 1995 – Interpretive Ruling 93-88 created to address the need for zero lot line fire walls and replaced PPPI-4062
- June 2000 – Rowhouse Construction Alternate Method Ruling 00-10 created to bridge the gap between the OTFDC and the OSSC for three or more attached dwellings. IR 93-88 rescinded with adoption of this ruling
- 2005 ORSC – Alternate Method 00-10 rescinded and moved to ORSC Appendix O
- 2008 ORSC – Appendix O moved into the body of the ORSC into Section R317
- 2011 ORSC – R317 moved to the current location in Section R302

Options:

- Approve the technical updates and corrections to the townhouse provisions of Section R302.2 of the ORSC 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 technical updates and corrections to the townhouse provisions of Section R302.2 of the ORSC 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 technical updates and corrections to the townhouse provisions of Section R302.2 of the ORSC, which would keep the current language of Section R302.2 of the prior 2026 ORSC adoption.

2026 Oregon Residential Specialty Code (ORSC)

Additional proposed amendments

The following amendments are additional to the board-approved amendments to the 2026 ORSC. These amendments are meant to clarify the longstanding intent that townhouses constructed as a group on a single parcel are treated similar to detached two-family dwellings in that the separation walls and their horizontal continuity terminate at the perpendicular exterior wall(s). These proposed changes include the following:

- Adding a new definition for a “separation line” that can be a lot line or an imaginary line separating adjacent attached dwellings.
- Adding a new figure to illustrate the required fire-resistant construction for the parallel nonabutting portions of exterior walls located along or facing the separation line based on the existence of a lot line.
- Differentiating the requirements for dwellings separated by a lot line and dwellings separated by an imaginary line due to being located on a single lot.

These changes are formatted to amend the board-approved 2026 ORSC provisions and are denoted as follows:

Blue/underline: New code language

~~Red/strikethrough:~~ Deleted code language

Chapter 2—Definitions

SEPARATION LINE. The common imaginary line or lot line separating adjacent attached dwellings.

Section R302—Fire-resistant construction

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of *dwellings, townhouses, attached stacked two-family dwellings* and *accessory structures* shall comply with Table R302.1 based on *fire separation distance*.

For the purposes of determining *fire separation distance*, *dwellings, townhouses* in attached groups of two or more units and *attached stacked two-family dwellings* on the same lot shall be assumed to have an imaginary line between them, and each building or group of attached buildings shall independently comply with Table R302.1.

Where a new *dwelling, townhouse* group or *attached stacked two-family dwelling* is to be erected on the same lot as an existing *dwelling, townhouse* group or *attached stacked two-family dwelling* the location of the assumed imaginary line with relation to the existing *dwelling, townhouse* group or *attached stacked two-family dwelling* shall be such that the existing *dwelling, townhouse* group or *attached stacked two-family dwelling* meets requirements of this section.

Where a *lot line* exists between adjacent individual townhouses ~~units~~ or *attached stacked two-family dwellings* *fire separation distance* of ~~exterior walls parallel nonabutting portions of walls located along or facing the separation line~~ shall be measured to the lot line (see Figure R302.1).

Where a *lot line* does not exist between adjacent individual townhouses ~~units~~ or *attached stacked two-family dwellings*, ~~an imaginary line shall be assumed between the adjacent townhouses or attached stacked two-family dwellings and fire separation distance of exterior walls shall be measured to the imaginary line the parallel nonabutting portions of walls located along or facing the separation line are not required to comply with Section R302.1. All exterior walls located at the perimeter of attached townhouse units or attached stacked two-family dwellings shall comply with the requirements of Table R302.1. Fire separation distance and requirements of Section R302.1 shall not apply to walls separating townhouses or attached stacked two-family dwellings that are required by Section R302.2 or R302.3.7.1.~~

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of an individual *dwelling unit* and its *accessory structures* located on the same lot.
3. Detached nonhabitable *accessory structures* exempted from *permits* are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a *dwelling unit* located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.
6. *Attached decks* that are exempt from *permits* by Section R105.2. All other *attached decks* shall be considered projections for compliance with Table R302.1.

TABLE R302.1—EXTERIOR WALLS			
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	FIRE SEPARATION DISTANCE PROVIDED
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the <i>Building Code</i> with exposure from both sides	< 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Projections ^c	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	≥ 3 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	≥ 3 feet

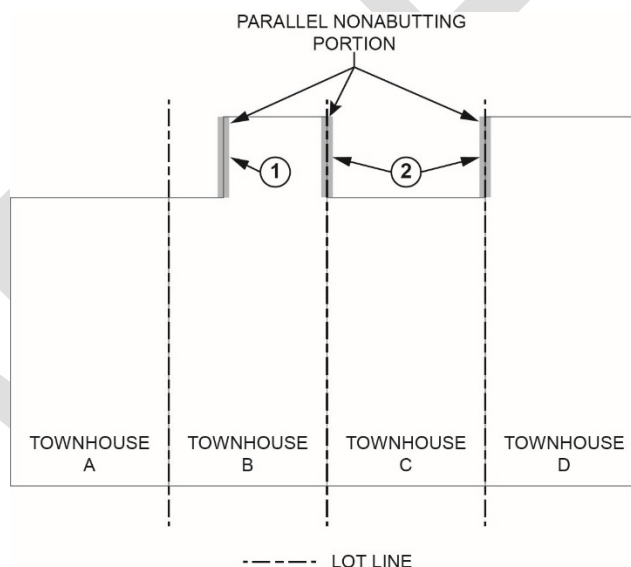
For SI: 1 foot = 304.8 mm. NA = Not Applicable.

a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing. Fireblocking shall consist of not less than two layers of two-inch (51 mm) nominal lumber.

b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where vent openings that communicate with the attic are not installed in the overhang or gable wall.

c. For the purposes of this table, attached decks that are not exempted by Section R105.2 shall be considered projections.

FIGURE R302.1—FIRE-RESISTANCE RATING FOR PARALLEL NONABUTTING PORTIONS OF WALLS



NOTES:

1. If distance between the lot line and the nonabutting portion of the wall is 3 feet or greater, no protection is required.
2. If distance between the lot line and the nonabutting portion of the wall is less than 3 feet, 1-hour fire-resistance rating is required.
3. If lot lines do not exist, no protection is required.

R302.2 Townhouses. Each *townhouse* shall be considered a separate building and shall adjoin or have access to a yard, street, alley or public way on not less than two sides. The centerline of an adjoining public way shall be considered an adjacent *lot line*. Each *townhouse* shall be constructed in accordance with Sections R302.2.1 through R302.2.14.

R302.2.1 Townhouse separation wall assemblies. *Townhouses* shall be separated by 2-hour fire-resistance-rated wall assemblies in accordance with one of the following requirements:

1. Two 1-hour fire-resistance-rated firewalls, one on each side of the *common-lot-separation line* as shown in Figures R302.2.1(1) and R302.2.1(2).
2. A common "modified" 2-hour fire-resistance-rated firewall centered over the *common-lot-separation line* as shown in Figures R302.2.1(3) and R302.2.1(4). Plumbing or mechanical equipment ducts or vents are not permitted in the cavity of the "modified" 2-hour wall, except as specifically detailed in Section R302.4.2.1. Electrical installations shall be installed in accordance with the *Electrical Code*. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

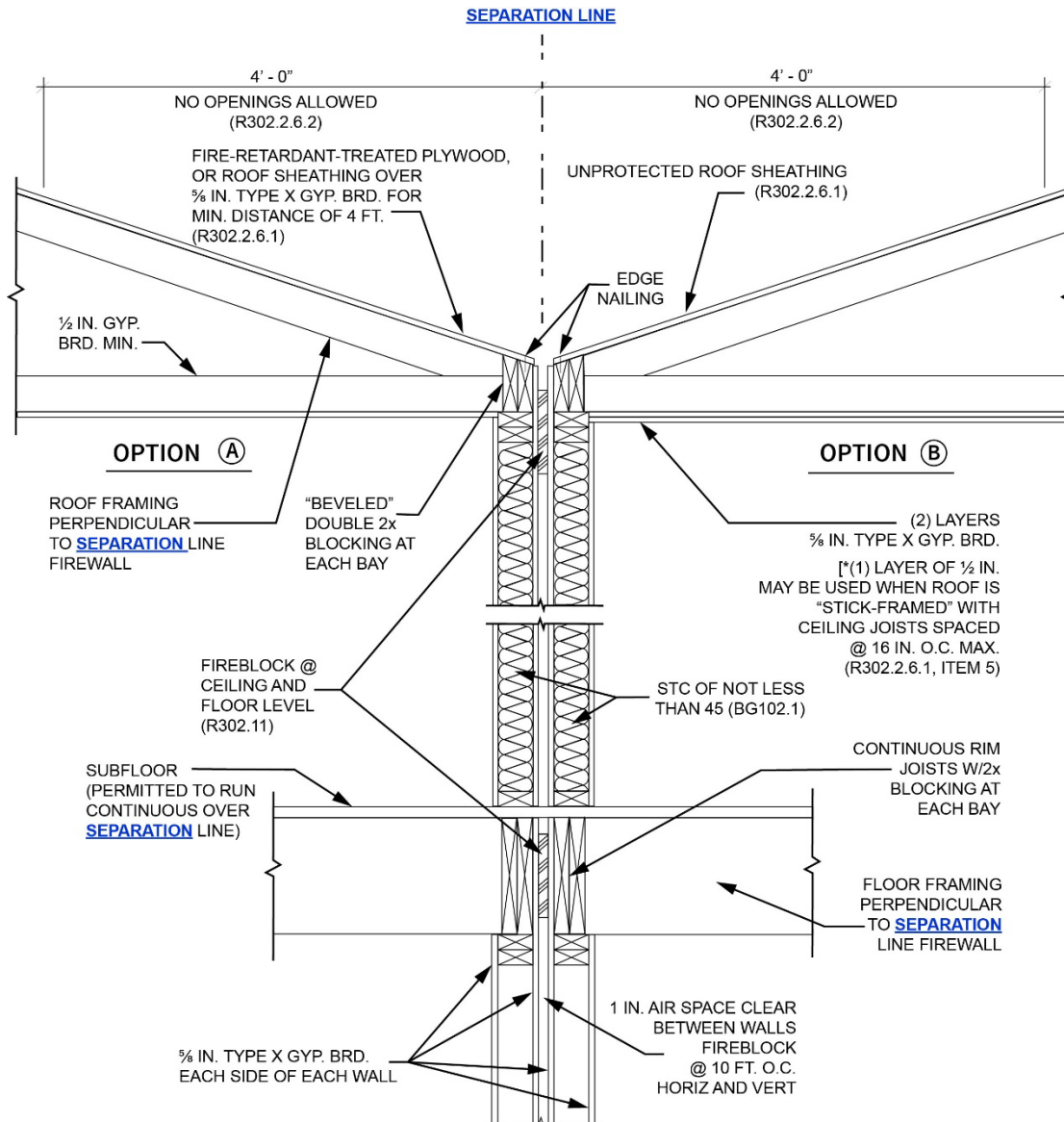
3. A common 2-hour fire-resistance-rated wall. Plumbing or mechanical equipment ducts or vents are not permitted in the cavity of the common 2-hour fire-resistance-rated wall. Electrical installations shall be installed in accordance with the *Electrical Code*. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

Exception: A common 2-hour fire-resistance-rated wall is not permitted in *townhouses* that are separated by a ~~real~~-lot line.

4. *Listed* and tested assemblies that provide an equivalent fire-resistance rating in accordance with ASTM E119, UL 263 or Section 703.2.2 of the *Building Code*.

~~Exception: Privacy walls may be constructed of heavy timber construction.~~

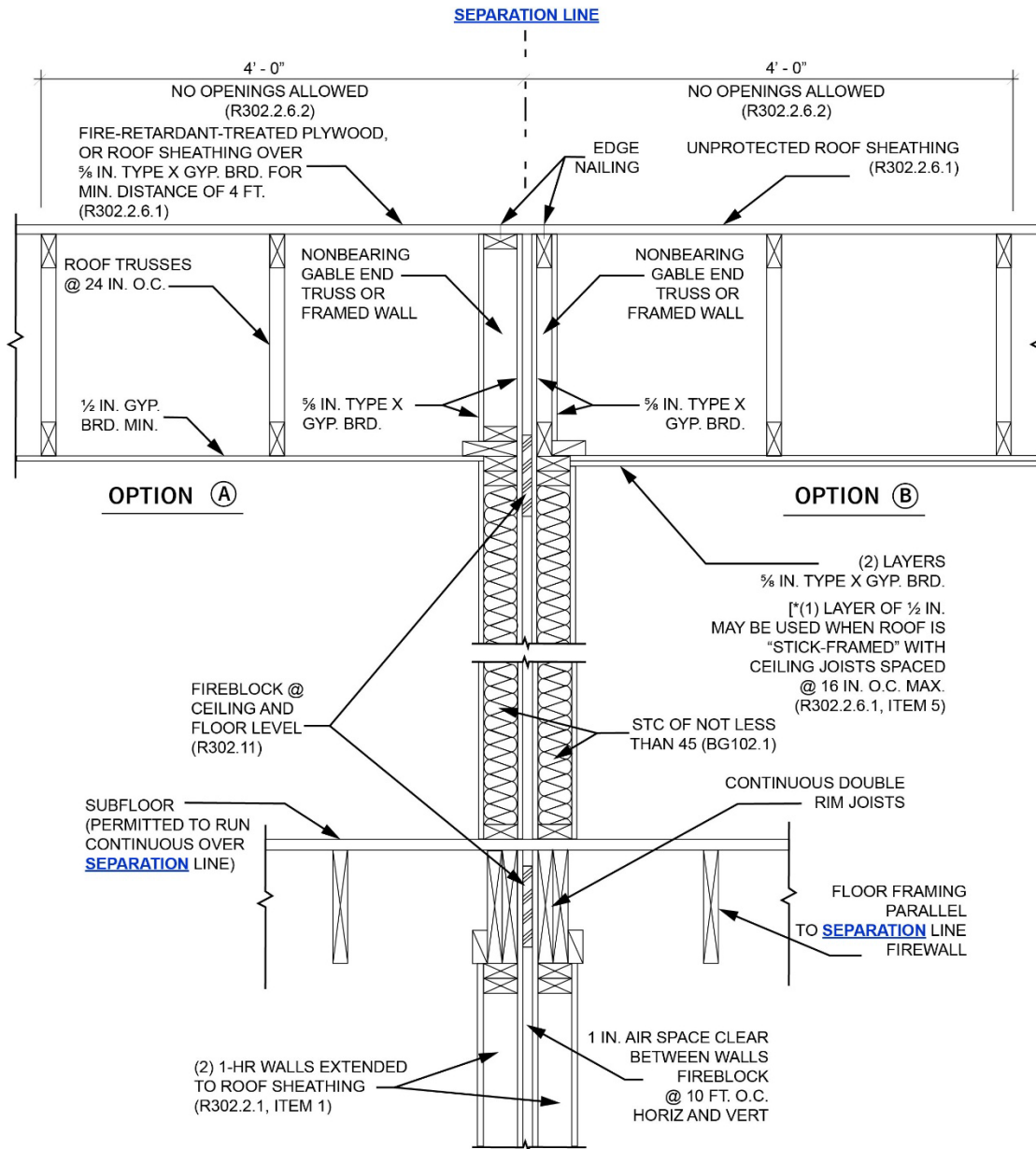
FIGURE R302.2.1(1)—TWO 1-HOUR FIREWALLS, FRAMING PERPENDICULAR TO COMMON LOT SEPARATION LINE^a



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Where not otherwise indicated, wall assembly details shall be in accordance with ASTM E119, UL 263 or Section 703 of the *Building Code*.

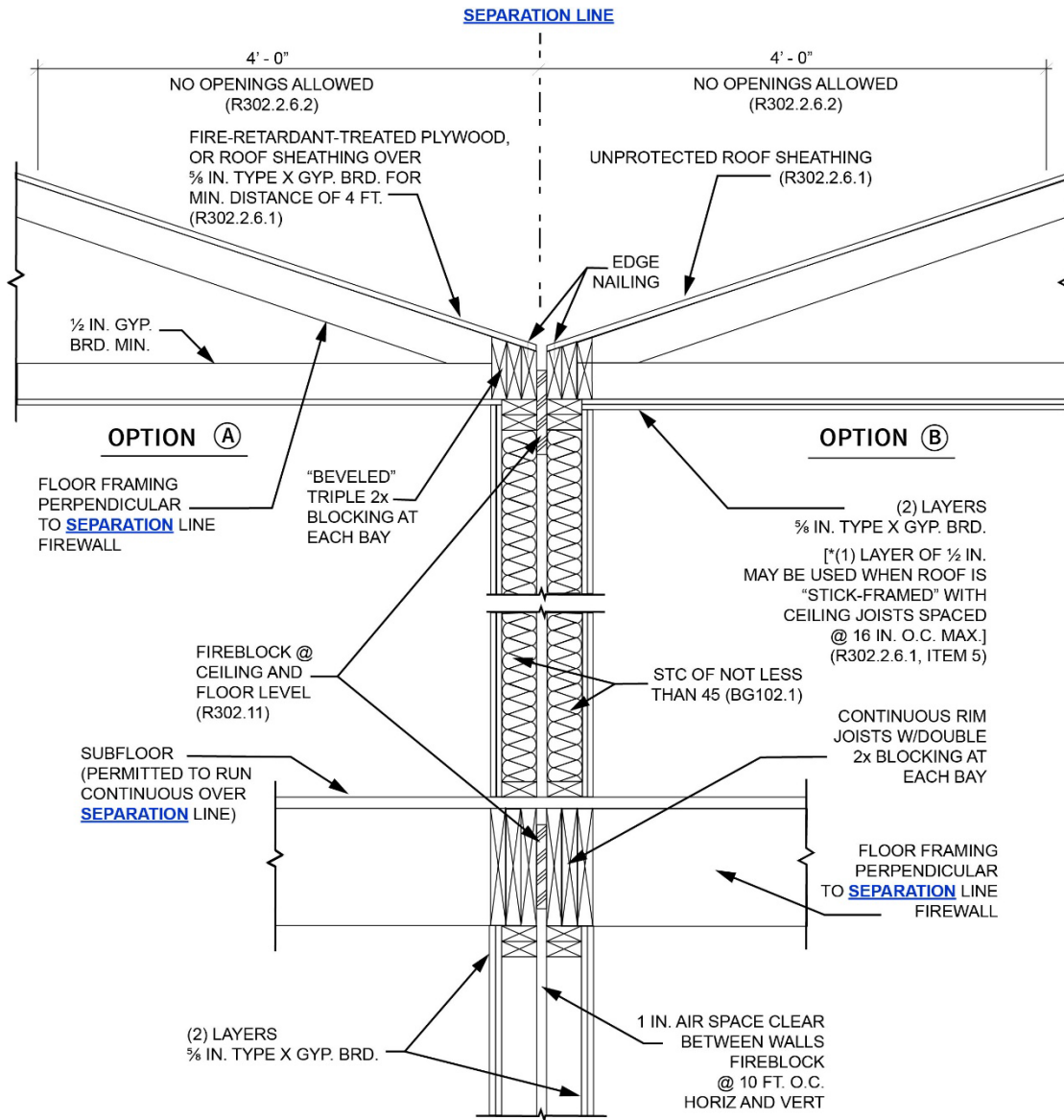
FIGURE R302.2.1(2)—TWO 1-HOUR FIREWALLS, FRAMING PARALLEL TO COMMON LOT SEPARATION LINE^a



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Where not otherwise indicated, wall assembly details shall be in accordance with ASTM E119, UL 263 or Section 703 of the Building Code.

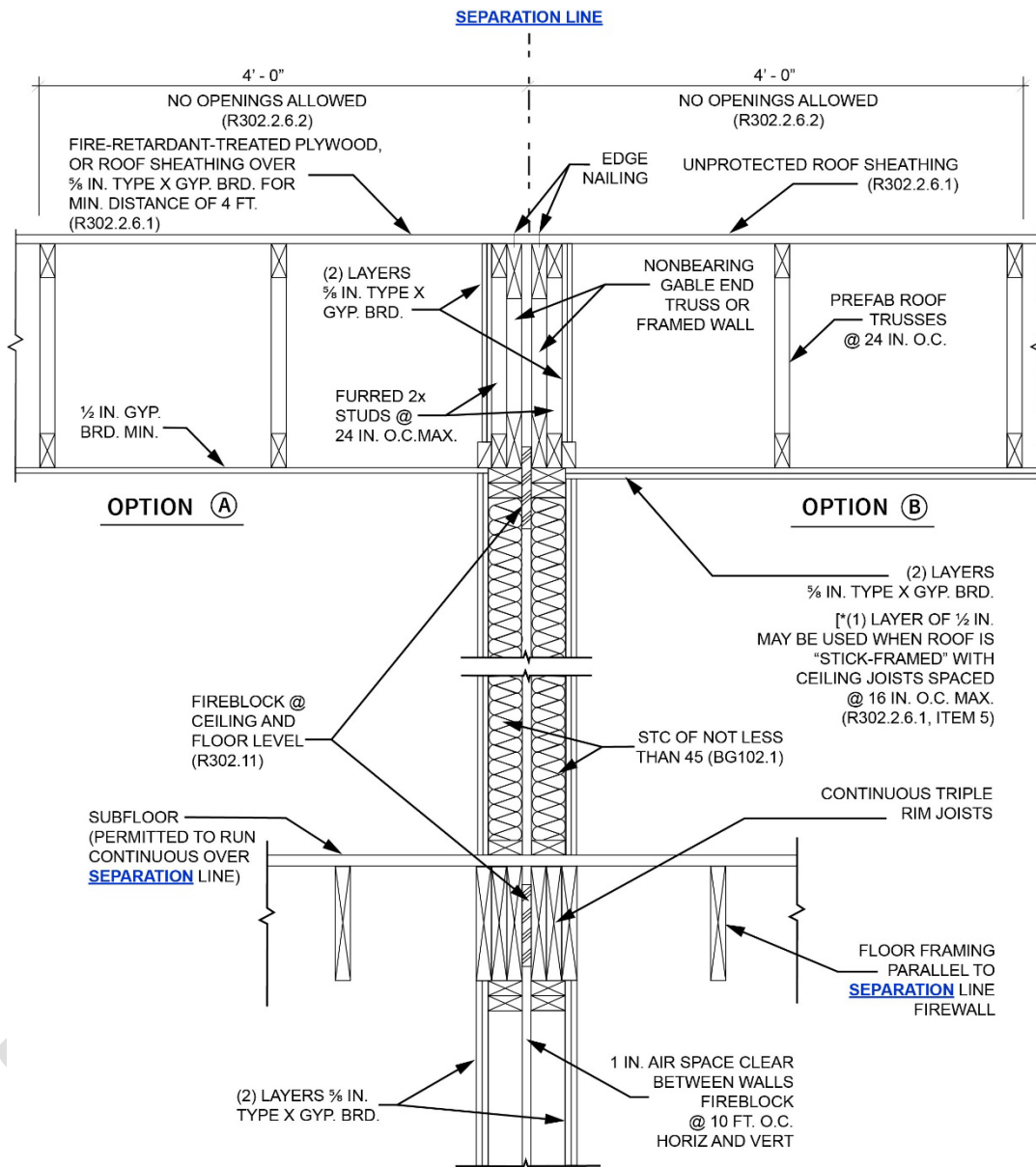
FIGURE R302.2.1(3)—"MODIFIED" 2-HOUR FIREWALL, FRAMING PERPENDICULAR TO COMMON LOT SEPARATION LINE^a



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Where not otherwise indicated, wall assembly details shall be in accordance with ASTM E119, UL 263 or Section 703 of the Building Code.

FIGURE R302.2.1(4)—"MODIFIED" 2-HOUR FIREWALL, FRAMING PARALLEL TO COMMON LOT SEPARATION LINE^a



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Where not otherwise indicated, wall assembly details shall be in accordance with ASTM E119, UL 263 or Section 703 of the Building Code.

R302.2.1.1 ~~R302.2.8.1.1~~ Townhouse wall construction. Exterior walls, privacy walls and common townhouse separation walls shall be parallel to the common lot line and be of fire-resistance-rated construction. Such walls shall be of the types listed in Section R302.2 or other listed, tested assemblies that provide an equivalent fire-resistance rating.

Exception: Walls oriented perpendicular to a common lot line need not be fire-resistance-rated construction and may have unprotected openings.

R302.2.1.2 ~~R302.2.8.3~~ Openings. Openings in fire-resistant exterior walls, privacy walls and individual townhouse separation walls are not permitted.

R302.2.1.3 ~~R302.2.1.1~~ Sprinkler protection. Townhouse separation wall assemblies shall be permitted to be reduced to 1-hour fire-resistance-rated wall assemblies where an automatic sprinkler system is installed in accordance with NFPA 13D.

R302.2.2 Mixed occupancies. Mixed occupancies are not permitted in townhouses. Such buildings shall be designed and constructed in accordance with the requirements set forth for mixed occupancies or live/work units in the Building Code.

Exception: Private garages and carports attached to townhouses and totaling not more than 1,000 square feet (92.9 m²) in area per individual townhouse.

R302.2.3 Utilities for townhouses. Shared or common-use utilities shall not run beneath a *townhouse*. Separate utility services shall be supplied to each individual *townhouse*. Utilities serving an individual *townhouse* shall not run beneath another separate *townhouse* and shall not run through the *attic* or any other portion of another separate *townhouse*.

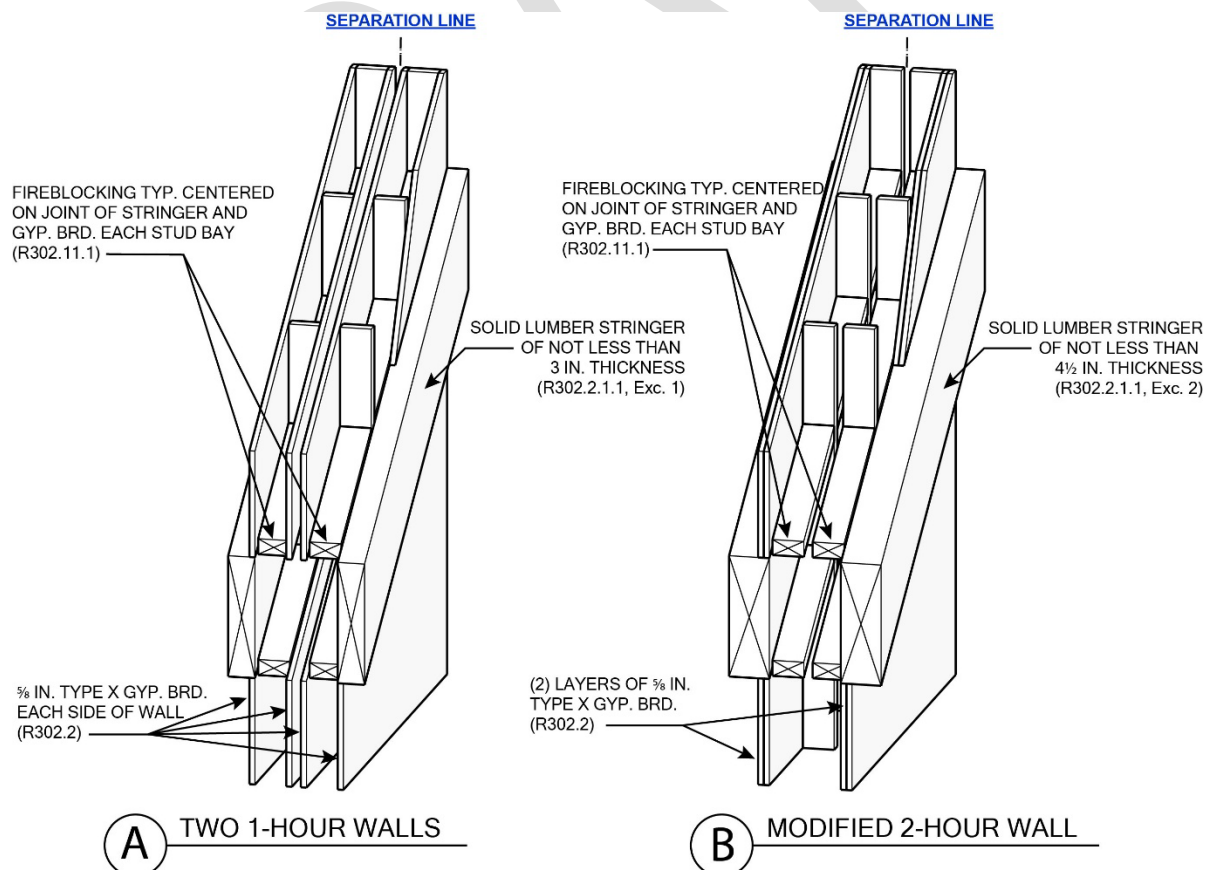
R302.2.4 Fire-resistance-rated continuity. The fire-resistance-rated wall or assembly separating *townhouses* ~~units~~ shall be continuous from the foundation to the underside of the roof sheathing, *roof deck* or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed *accessory structures*. The fire-resistance-rated walls shall be in accordance with the following:

1. *Exterior walls* and common *townhouse* separation walls shall be continuous from the foundation to the underside of the roof sheathing where the roof/ceiling assembly is constructed in accordance with Section R302.2.6.1. The common *townhouse* separation wall shall extend to completely separate adjacent *townhouses* and any attached *accessory structures*.
2. Where required by Section R302.2.4.1, privacy walls separating porches and decks without a cover shall be continuous from the foundation to the top of the *guard* and have a height of not less than 3 feet (914 mm) above the porch or deck finish floor elevation. The privacy wall shall extend to the farthest point of the porch or deck.
3. Where required by Section R302.2.4.2, privacy walls separating porch and deck coverings shall be continuous from the foundation to the underside of the roof sheathing where the roof/ceiling assembly is constructed in accordance with Section R302.2.6.1. The privacy wall shall extend to the farthest point of the porch covering.
4. Fire-resistance-rated gypsum wallboard used in *exterior walls*, privacy walls and common *townhouse* separation walls shall be continuous behind building elements such as showers, bathtubs, cabinets, chases, soffits, electrical panels and stair stringers.

Exception: Gypsum board may be omitted behind stair stringers, provided that the stringers are constructed of one of the following:

1. Solid sawn dimensional lumber of not less than 3 inches (76 mm) in nominal thickness where used in conjunction with two 1-hour fire-resistance-rated wall assemblies as shown in Figure R302.2.4 (Detail A).
2. Solid sawn dimensional lumber of not less than 4.5 inches (114 mm) in nominal thickness where used in conjunction with a 2-hour fire-resistance-rated wall assembly as shown in Figure R302.2.4 (Detail B).
3. Engineered wood systems that have been tested and listed for equivalent burning characteristics.

FIGURE R302.2.4—STRINGER PENETRATIONS OF FIREWALL AT ~~COMMON LOT~~ SEPARATION LINE



For SI: 1 inch = 25.4 mm.

R302.2.4.1 Porches and decks without a cover. Fire-resistance-rated protection shall be provided for porches and decks attached to townhouses separated by lot lines without a cover in accordance with the following methods:

1. Where one porch or deck is adjacent to another porch or deck, and both are less than 3 feet (914 mm) from a common *lot line*, a single 1-hour fire-resistance-rated privacy wall shall be provided for each porch or deck. The privacy wall shall extend to the farthest point where the porches or decks are adjacent.
2. Where one porch or deck abuts another adjacent porch or deck at a common *lot line*, either two 1-hour fire-resistance-rated walls or one “modified” 2-hour fire-resistance-rated common *townhouse* separation wall shall be provided. The *townhouse* separation wall shall extend to the farthest point where the porches or decks are adjacent.
3. Where a porch or deck is less than 3 feet (914 mm) from a common *lot line* and there is no adjacent porch or deck less than 3 feet (914 mm) from the common *lot line*, the porch or deck shall be of either noncombustible or heavy timber construction (see Figure R302.2.4.1).

Heavy timber porch components supporting only the dead load of the porch or deck and the *live load* listed in Table R301.5 shall be constructed in accordance with the following:

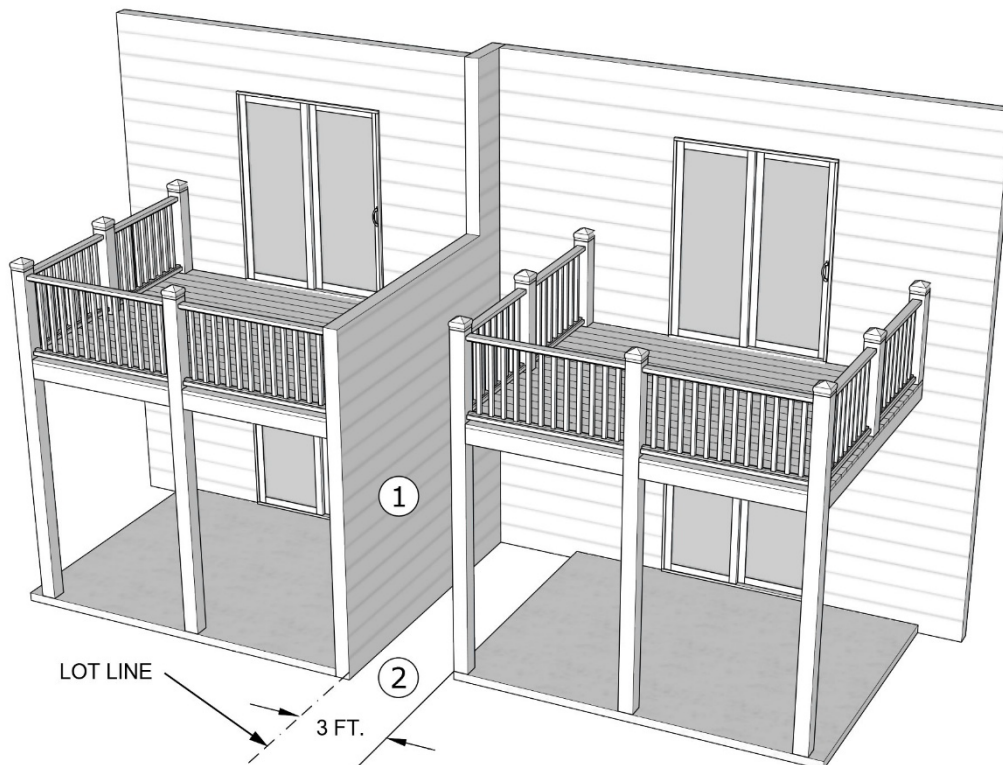
- 3.1. Supporting posts for porches and decks shall be not less than 6 inches (152 mm) in nominal thickness.
- 3.2. Joists or beams supporting porches and decks shall be not less than 4 inches (102 mm) in nominal thickness.
- 3.3. Decking on porches and decks shall be not less than 2 inches (51 mm) in nominal thickness.

Porches and decks that extend beyond the privacy wall on only one side need not be protected past the privacy wall unless they are less than 3 feet (914 mm) from a common *lot line*.

Exceptions:

1. Porches and decks without a cover and located less than 3 feet (914 mm) from a common *lot line* need not be fire-resistance rated where the finished floor of the deck or porch is less than 30 inches (762 mm) above *grade*.
2. Townhouses not separated by lot lines.

FIGURE R302.2.4.1—DECK CONSTRUCTION LESS THAN 3 FEET FROM COMMON LOT LINES



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Notes:

1. Decks located less than 3 feet from a common lot line shall be protected at the lot line with 1-hour fire-resistance-rated walls that extend from grade level to not less than 36 inches above the deck or the height of the guardrail, whichever is greater.
2. Decks located 3 feet or more from the property-common lot line may be of nonfire-resistance-rated construction. ~~Decks located less than 3 feet from the lot line shall be of noncombustible or modified heavy timber construction.~~

R302.2.4.2 Porch covers. Fire-resistance-rated protection shall be provided for porch covers attached to townhouses separated by lot lines in accordance with the following:

1. Where one porch cover is adjacent to another porch cover and both are less than 3 feet (914 mm) from the common *lot line*, a single 1-hour fire-resistance-rated privacy wall shall be provided for each porch cover. The privacy wall shall extend out to the farthest point where the porch covers are adjacent.
2. Where one porch cover abuts another adjacent porch cover at a common *lot line*, either two 1-hour fire-resistance-rated walls or one “modified” 2-hour fire-resistance-rated common *townhouse* separation wall shall be provided. The *townhouse* separation wall or two individual walls shall extend out to the farthest point where both porch covers are adjacent. Abutting porch covers attached to structurally independent or dependent *townhouses* may share building elements as permitted by Section R302.2.7.
3. Where a porch cover is less than 3 feet (914 mm) from the common *lot line* and there is no adjacent porch cover, a 1-hour fire-resistance-rated *exterior wall* shall be provided. The *exterior wall* shall extend to the farthest point of the porch cover.

The fire-resistance-rated walls required in Items 1 through 3 shall be continuous from the foundation to the roof sheathing where the roof/ceiling assembly is constructed in accordance with Section R302.2.6.1. Where the roof/ceiling assembly is not constructed in accordance with Section R302.2.6.1, the walls shall terminate in a parapet constructed in accordance with Section R302.2.5. Porch covers separated by a fire-resistance-rated privacy or *dwelling unit* separation wall need not be fire-resistance rated.

Exceptions:

1. *Townhouses not separated by lot lines.*

2.1. A privacy wall need not protect porch covers and the porch covers need not be fire-resistance rated where each individual *townhouse* is provided with an automatic sprinkler system in accordance with NFPA 13D. Porch covers are permitted to be of open construction or fully enclosed where ceilings are not less than 1-hour fire-resistance-rated construction.

3.2. A privacy wall need not protect a porch cover where the cover is constructed entirely of heavy timber construction. The heavy timber porch cover shall be open construction unless enclosed at the ceiling by not less than 1-hour fire-resistance-rated construction. Heavy timber porch cover components shall be provided according to the following:

3.1.2.1. Supporting post for porch coverings shall be not less than 6 inches (152 mm) in nominal thickness.

3.2.2.2. Joists or beams supporting porch coverings shall be not less than 4 inches (102 mm) in nominal thickness.

3.3.2.3. Roof sheathing shall be not less than 2 inches (51 mm) in nominal thickness.

4.3. A privacy wall need not protect porch covers and the porch covers need not be fire-resistance rated construction where they project not more than 2 feet (610 mm) from the face of the building.

5.4. A privacy wall need not protect porch covers and the porch covers need not be of fire-resistance rated construction where:

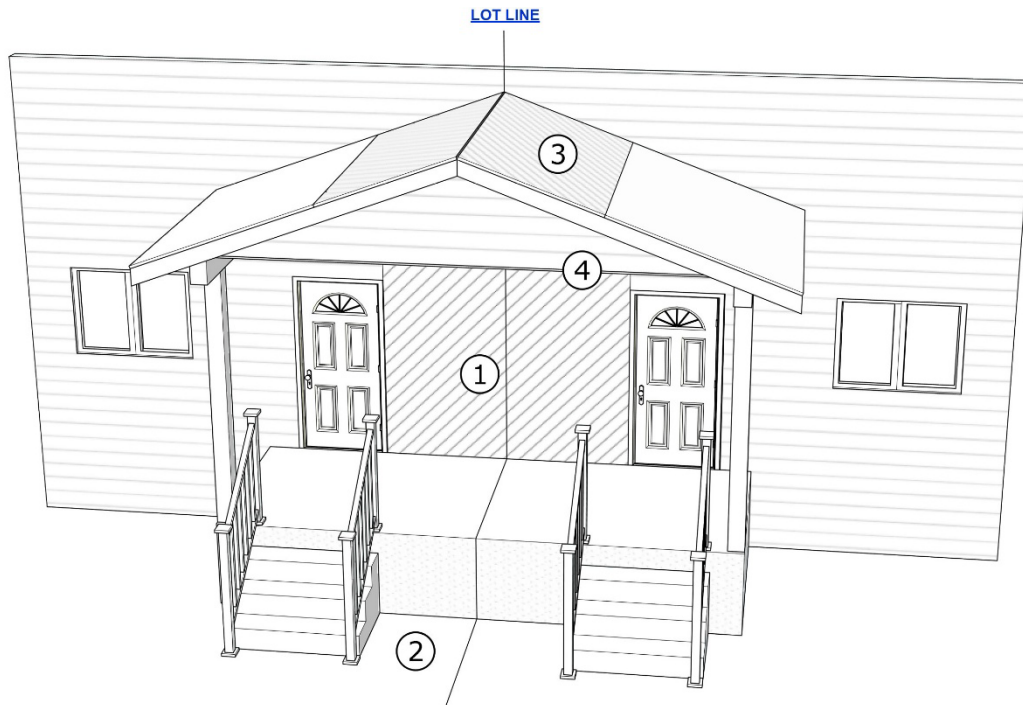
5.1.4.1. The *exterior wall* of the building perpendicular to the common *lot line* is 1-hour fire-resistance-rated construction for a distance of not less than 4 feet (1219 mm) on each side of the common *lot line* and there are no openings from the foundation to the underside of the porch roof sheathing. Where individual *townhouses* are stepped, no openings shall be allowed in the foundation less than 4 feet (1219 mm) from the *lot line*.

5.2.4.2. A porch cover projects less than 4 feet (1219 mm) from the face of the building. The adjacent building walls and porch roof may be protected for a distance equal to the distance the porch cover projects.

5.3.4.3. The porch cover is open-frame construction. When fully enclosed, the ceiling shall be of not less than 1-hour fire-resistance-rated construction (see Figure R302.2.4.2). Enclosed *attic* space shall be separated at the common *lot line* with either two 1-hour separation walls or one common “modified” 2-hour *townhouse* separation wall.

The parapet may be omitted on both open-framed and enclosed porch covers where the roof is sheathed with fire-retardant-treated plywood or $\frac{5}{8}$ -inch (15.9 mm) *Type X* gypsum sheathing for a horizontal distance of not less than 4 feet (1219 mm) measured perpendicularly to the common *lot line*.

FIGURE R302.2.4.2—COVERED PORCH AT COMMON LOT LINE



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Notes:

1. One-hour fire-resistance-rated wall, without openings, continuing from the common lot line and extending not less than 4 feet measured perpendicularly to the lot line, across the front of the dwelling unit. This wall is to extend from the foundation of the dwelling unit to the uppermost roof sheathing of the porch.
2. Stairs less than 3 feet from the common lot line shall be of 1-hour fire-resistance-rated, modified heavy timber or noncombustible construction. See Figure R302.2.4.3.
3. Roof construction shall be ~~that for the~~ as required for lot line construction.
4. Where a porch soffit is provided, the soffit shall be of $\frac{5}{8}$ -inch Type X gypsum sheathing, without openings, for its full depth and width.

R302.2.4.3 Exterior stairways. Exterior stairs serving townhouses separated by lot lines located less than 3 feet (914 mm) from a common *lot line* shall be of fire-resistance-rated construction in accordance with the following (see Figure R302.2.4.3):

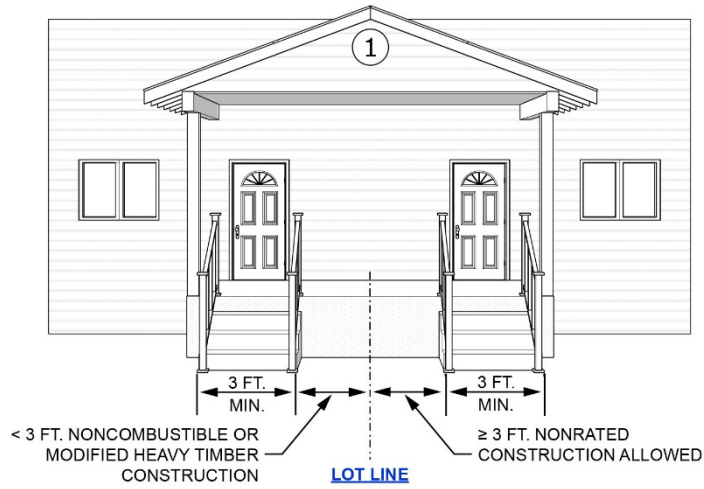
1. Structurally independent stairs may be connected at the common *lot line* with common treads not less than 6 feet (1829 mm) in width of noncombustible or heavy timber construction.
2. Stairs serving an uncovered porch that serves not more than two individual *townhouses* may cross the common *lot line*. Such stairs shall be not less than 44 inches (1118 mm) in width and shall be of noncombustible or heavy timber construction.
3. Stairs constructed using heavy timbers shall comply with this section and Figure R302.2.4.3. Heavy timber stair components supporting only the stair or landing dead load and the live load listed in Table R301.5 shall be constructed using the following minimum material thicknesses:
 - 3.1. Supporting posts for stairs shall be not less than 6 inches (152 mm) in nominal thickness.
 - 3.2. Stair stringers shall be not less than 4 inches (102 mm) in nominal thickness.
 - 3.3. Joists or beams supporting landings shall be not less than 4 inches (102 mm) in nominal thickness.
 - 3.4. Stair treads and landing decking shall be not less than 6 inches (152 mm) in nominal thickness.

Exceptions:

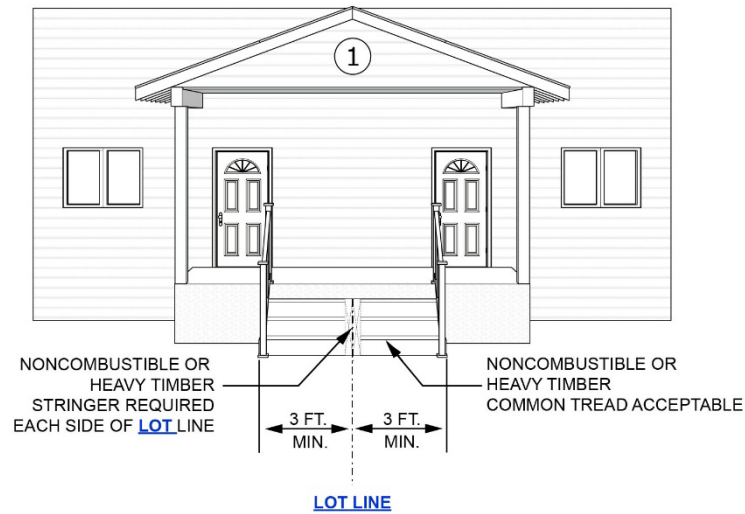
1. Townhouses not separated by lot lines.
- ~~2.1.~~ Stairs located less than 3 feet (914 mm) from a common *lot line* need not be fire-resistance rated where they are not under cover and not more than 30 inches (762 mm) above *grade*.
- ~~3.2.~~ Stairs may be located less than 3 feet (914 mm) from a common *lot line* where constructed using *noncombustible materials*.

FIGURE R302.2.4.3—EXTERIOR STAIRWAY AT COMMON LOT LINE

OPTION A



OPTION B



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Notes:

1. For uncovered porches serving not more than two units, a common stair may be provided with a width of not less than 44 inches and shall be of noncombustible or heavy timber construction.

R302.2.5 Parapets for townhouses. ~~Where required,~~ Parapets shall be provided and constructed ~~for townhouses~~ as an extension of exterior walls or common walls separating *townhouse units* 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 decks*.
2. Where *roof decks* adjacent to the wall or walls are at different elevations and the higher *roof deck* is not more than 30 inches (762 mm) above the lower *roof deck*, the parapet shall extend not less than 30 inches (762 mm) above the lower *roof deck*.

Exception to (1) and (2): Where townhouses are not separated by lot lines, a parapet is not required for items (1) and (2) ~~in the preceding two cases where~~ one of the following conditions exist:

1. The roof covering complies with a minimum Class C rating as tested in accordance with ASTM E108 or UL 790 and the roof deck 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 deck 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 deck are not within 4 feet (1219 mm) of the common walls. Fire-retardant-treated wood shall meet the requirements of Sections R302.15 and R803.2.1.2.
2. The entire ceiling of the upper story is protected throughout with two layers of 5/8-inch (15.9 mm) Type X gypsum board as required for a 1-hour fire-resistance-rated roof/ceiling assembly. Where roof framing is parallel to a common townhouse separation wall, a 1-hour attic enclosure "mushroom" may be constructed according to Figure R302.2.6.1, and the two layers of 5/8-inch (15.9 mm) Type X gypsum board on the ceiling may terminate at the outside vertical edge of the "mushroom." Membrane penetrations of the fire-resistance-rated ceiling shall be protected by an approved penetration firestop system in accordance with Sections R302.4.1.1 and R302.4.1.2. Through-penetrating items shall be enclosed within a shaft constructed in accordance with the Building Code.
3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher *roof deck* is more than 30 inches (762 mm) above the lower *roof deck*. The common wall construction from the lower *roof deck* 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. Openings shall not be permitted in the wall.
4. A parapet is not required for roofs that comply with Section R302.2.6.

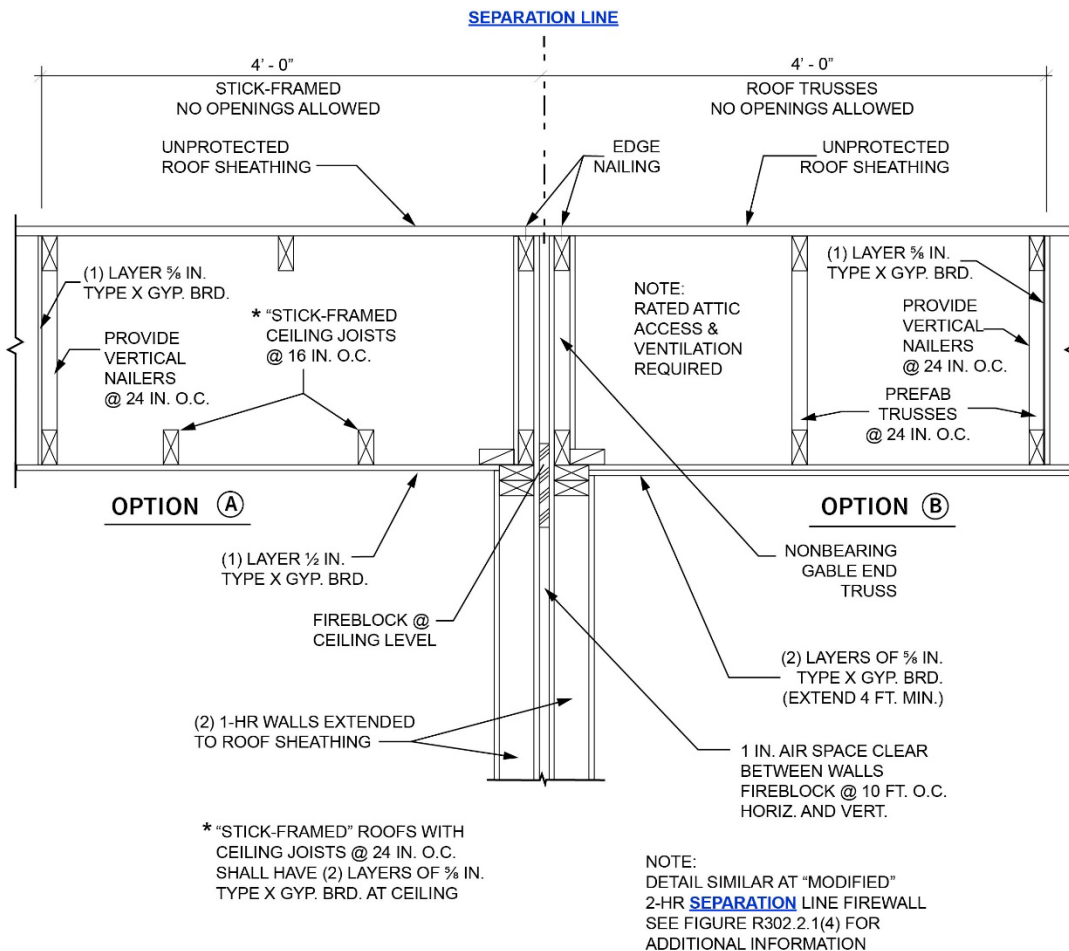
R302.2.5.1 Parapet construction. Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the uppermost 18 inches (457 mm), to include counterflashing and coping materials. 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).

R302.2.6 Townhouse roof construction. In addition to the requirements of Chapter 8 of this code, *townhouses without parapets and separated by lot lines* shall comply with this section for fire-resistance-rated roof/ceiling construction, roof/ceiling penetrations and cricket construction. Projections of eaves, cornices and similar components shall comply with Section R302.2.6.4.

R302.2.6.1 Roof/ceiling assemblies. Roof/ceiling assemblies intersecting fire-resistance-rated *exterior walls* may be of nonfire-resistance-rated construction. Roof/ceiling assemblies intersecting common fire-resistance-rated individual *townhouse unit* separation walls and privacy walls associated with porch covers and decks shall comply with Section R302.2.5 or be constructed in accordance with the following:

1. A roof/ceiling assembly with framing oriented perpendicular to a 1-hour wall shall be constructed in accordance with Figure R302.2.1(1). The roof sheathing shall be either fire-retardant-treated plywood or have not less than 5/8-inch (15.9 mm) Type X gypsum board installed under the standard plywood sheathing for a horizontal distance of not less than 4 feet (1219 mm) from the common *lot line*.
2. A roof/ceiling assembly with framing oriented parallel to a 1-hour wall shall be constructed in accordance with Figure R302.2.1(2).
3. A roof/ceiling assembly with framing oriented perpendicular to a "modified" 2-hour common wall shall be constructed in accordance with Figure R302.2.1(3). The roof sheathing shall be either fire-retardant-treated plywood or have not less than 5/8-inch (15.9 mm) Type X gypsum board installed under the standard plywood roof sheathing for a horizontal distance of not less than 4 feet (1219 mm) from the common *lot line*.
4. A roof/ceiling assembly with framing oriented parallel to a "modified" 2-hour common wall shall be constructed in accordance with Figure R302.2.1(4).
5. As an alternative to Items 1 through 4, the entire ceiling of the upper story shall be protected throughout with two layers of 5/8-inch (15.9 mm) Type X gypsum board as required for a 1-hour fire-resistance-rated roof/ceiling assembly. Where roof framing is parallel to a common *townhouse* separation wall, a 1-hour attic enclosure "mushroom" may be constructed according to Figure R302.2.6.1, and the two layers of 5/8-inch (15.9 mm) Type X gypsum board on the ceiling may terminate at the outside vertical edge of the "mushroom."

FIGURE R302.2.6.1—FIRE-RESISTANCE RATED ROOF/CEILING CONSTRUCTION—"MUSHROOM" ATTIC ENCLOSURE FRAMING PARALLEL TO COMMON LOT SEPARATION LINE



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

R302.2.6.2 Roof/ceiling penetrations. Membrane penetrations of the fire-resistance-rated ceiling required by Section R302.2.6.1 shall be protected by an *approved* penetration firestop system in accordance with Sections R302.4.1.1 and R302.4.1.2. Through-penetrating items shall be enclosed within a shaft constructed in accordance with the *Building Code*.

Skylights, mechanical and plumbing vents, attic vents, solar collectors and similar penetrations of the roof are not permitted within 4 feet (1219 mm) of the common *lot line*.

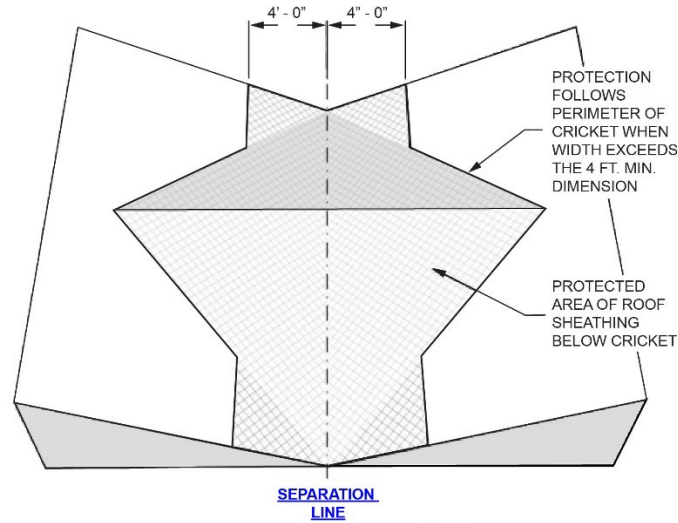
Exceptions:

1. Chimneys may penetrate roofs less than 4 feet (1219 mm) from a common *lot line* where a spark arrestor is installed at the terminus. Where factory-built chimneys are located less than 4 feet (1219 mm) from a common *lot line*, they shall be enclosed within 1-hour fire-resistance-rated shafts constructed in accordance with the *Building Code*. Such shafts shall extend from where the factory-built chimney first penetrates a fire-resistance-rated wall or ceiling and shall continue to the uppermost termination of the chimney.
2. Unprotected factory-built chimneys and other unprotected penetrations are allowed less than 4 feet (1219 mm) from common *lot lines* where parapets are provided in accordance with Section R302.2.5.

R302.2.6.3 Cricket construction. Where crickets are installed, one of the following methods of construction shall be used:

1. Where crickets are 30 inches (762 mm) or less in height, the common fire-resistant *townhouse* separation wall may terminate at the underlying roof sheathing. The underlying roof sheathing shall be protected with either fire-retardant-treated plywood or have not less than 5/8-inch (15.9 mm) *Type X gypsum board* installed under the standard plywood roof sheathing for the full extent of the cricket, but not less than 4 feet (1219 mm) measured horizontally from the common *lot line*. There shall be no openings in the roof sheathing under the cricket [see Figures R302.2.6.3(1) and R302.2.6.3(2)].
2. Where crickets greater than 30 inches in height are provided, the common fire-resistant *townhouse* separation wall shall extend to the cricket roof sheathing, and the cricket roof sheathing shall be protected with either fire-retardant-treated plywood or have not less than 5/8-inch (15.9 mm) *Type X gypsum board* installed under the standard plywood roof sheathing for a horizontal distance of not less than 4 feet (1219 mm) on each side of the common *lot line*. There shall be no openings in the cricket sheathing [see Figure R302.2.6.3(3)].

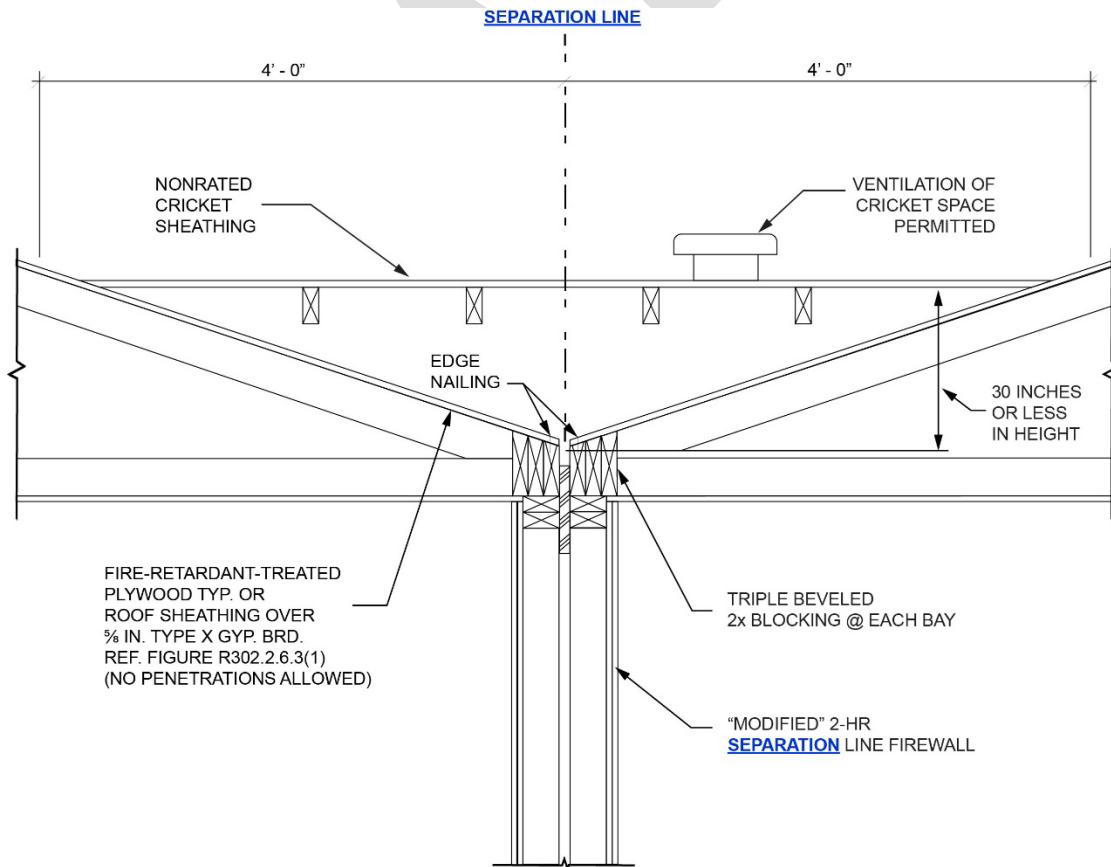
FIGURE R302.2.6.3(1)—UNRATED CRICKET LESS THAN OR EQUAL TO 30 INCHES



NOTE:
VENTILATION OF CRICKET
PERMITTED WHERE NO
PENETRATION OF LOWER
ROOF SHEATHING OCCURS

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

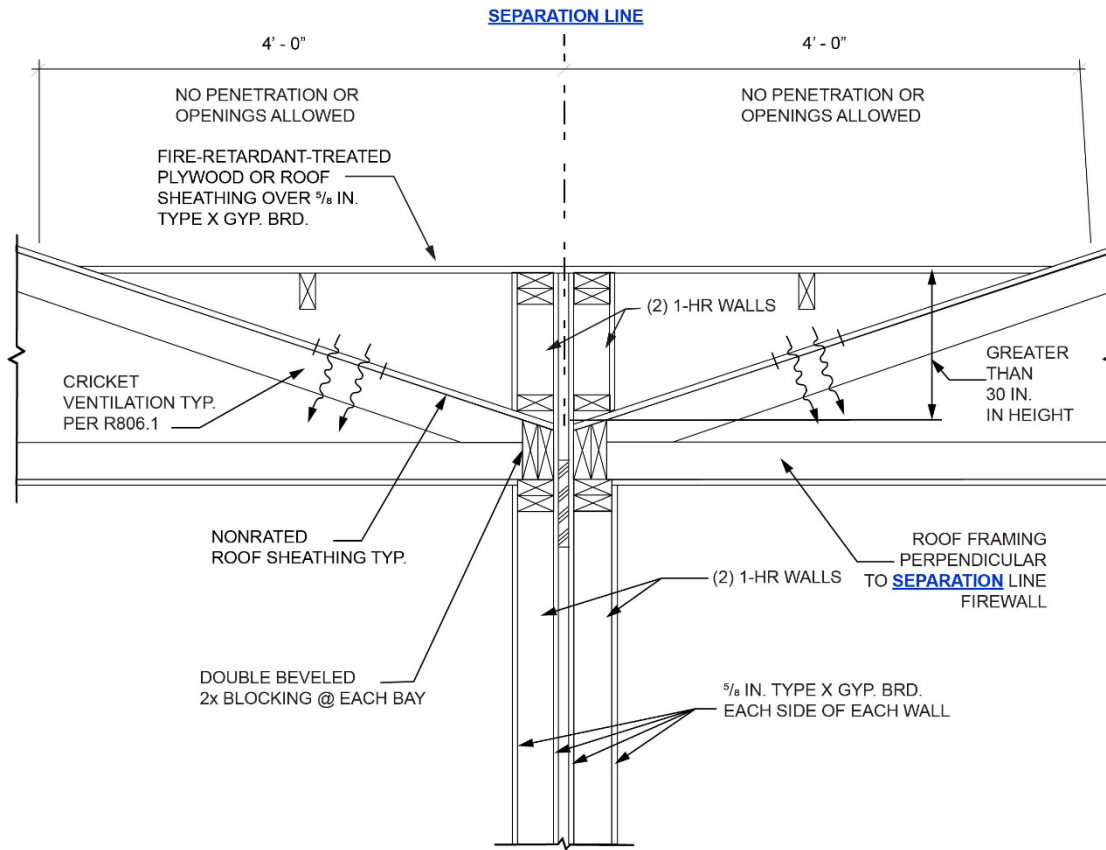
FIGURE R302.2.6.3(2)—UNRATED CRICKET LESS THAN OR EQUAL TO 30 INCHES



- NOTES:
1. DETAIL IS SIMILAR FOR (2) 1-HR FIREWALL OPTION
 2. SEE FIGURE R302.2.1(3) FOR ADDITIONAL INFORMATION

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R302.2.6.3(3)—RATED CRICKET GREATER THAN 30 INCHES



NOTES:

1. DETAIL IS SIMILAR FOR MODIFIED FIREWALL OPTION
2. SEE FIGURE R302.2.1(1) FOR ADDITIONAL INFORMATION

For SI: 1 inch = 25.4 mm.

R302.2.6.4 Eaves, cornices and similar projections. Projections located less than 3 feet (914 mm) from a common *lot line* shall be in accordance with this section. Structural projections such as enclosed eaves and cornices located less than 3 feet (914 mm) from a common *lot line* shall be constructed in accordance with Table R302.2.6.4. Projections within 3 feet (914 mm) of an exterior common *lot line* shall be in accordance with Section R302.1.

TABLE R302.2.6.4—STRUCTURAL PROJECTIONS LOCATED LESS THAN 3 FEET OF ANY LOT LINE

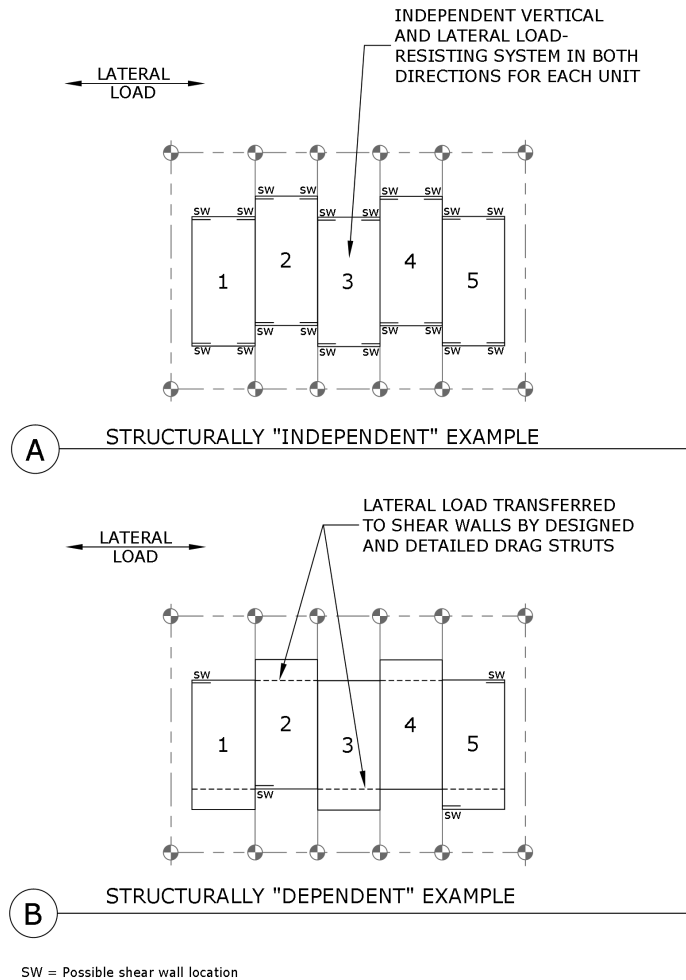
EAVES, RAKES, CORNICES & SIMILAR PROJECTIONS ^a	RELATIONSHIP OF FASCIA/BARGE TO LOT LINE	EAVE VENTILATION PERMITTED	MAXIMUM LENGTH OF PROJECTION	PARAPET OR ROOF PROTECTION REQUIRED	MAXIMUM PROJECTION LENGTH BEYOND LOT LINE	1-HOUR-RATED PROTECTION REQUIRED
Enclosed with roof framing perpendicular to lot line	Parallel	No	12 in.	Yes	12 in.	Yes
Unenclosed with roof framing perpendicular to lot line	Parallel	No	12 in.	Yes	12 in.	No
Enclosed with roof framing parallel to lot line	Perpendicular	No	24 in.	No	12 in.	Yes
Unenclosed with roof framing parallel to lot line	Perpendicular	Yes	24 in.	No	12 in.	No

For SI: 1 inch = 25.4 mm.

a. Does not apply to exterior balconies.

R302.2.7 Structural design approach. *Townhouse* structures shall be permitted to be designed as structurally dependent structures, structurally independent structures or a combination of both. See Figure R302.2.7.

FIGURE R302.2.7—STRUCTURAL DESIGN APPROACH



For SI: 1 inch = 25.4 mm.

R302.2.7.1 Lateral force analysis. A lateral force analysis shall be submitted at the time of application where *townhouses* or portions of *townhouses* are designed in accordance with Section R301.1.3 as either structurally independent or structurally dependent. *Townhouses* designed using only the prescriptive provisions of this code are exempt from this requirement. Building components providing lateral resistance shall be identified and detailed in the *construction documents*.

R302.2.7.2 Structural independence. *Townhouses* designed and constructed as structurally independent in accordance with the prescriptive provisions of this code shall be permitted to share the following elements:

1. Foundations supporting exterior walls or common walls and monolithic grade beam footings.
2. Structural roof and wall sheathing from each unit fastened to the common wall framing. These elements shall be edge fastened at each side of the ~~common lot~~ separation line.
3. Nonstructural wall and *roof coverings*.
4. Flashing at termination of *roof covering* over common wall.
5. Modified 2-hour or a common 2-hour fire-resistance-rated wall as provided in Section R302.2.
6. Soffit enclosures.
7. Cricket framing.
8. *Roof covering*
9. Gutters and downspouts.
10. Porches and stairs.
11. Porch coverings.

Portions of structurally independent *townhouses* designed in accordance with Section R301.1.3 shall provide independent vertical and lateral load-resisting systems for such designed portions.

R302.2.7.3 Structural dependence. Structurally dependent *townhouses* shall be designed in accordance with Section R301.1.3.

R302.2.8 Fire-resistance-rated walls and Cantilevers.

~~**R302.2.8.1 Location on property.** *Townhouse exterior walls, privacy walls, common townhouse separation walls, exterior stairways, porches, porch coverings, decks, roofs and projections located less than 3 feet (914 mm) from a common or exterior lot line shall be fire-resistance-rated and constructed in accordance with this section.*~~

~~(Moved to R302.2.1.1) **Exception:** Walls oriented perpendicular to a common lot line need not be fire-resistance-rated construction and may have unprotected openings.~~

~~(Moved to R302.2.1.1) **R302.2.8.1.1 Townhouse wall construction.** *Exterior walls, privacy walls and common townhouse separation walls shall be parallel to the common lot line and be of fire-resistance-rated construction. Such walls shall be of the types listed in Section R302.2 or other listed, tested assemblies that provide an equivalent fire-resistance rating.*~~

R302.2.8.1 R302.2.8.2 Cantilevered living areas. Cantilevered living areas of townhouses separated by lot lines shall be protected by one of the following methods:

1. Where one cantilever is adjacent to another cantilever, and both are less than 3 feet (914 mm) from the common *lot line*, a single 1-hour fire-resistance-rated *townhouse* separation wall shall be provided for each cantilever. The *townhouse* separation walls shall extend to the farthest point where the cantilevers are adjacent.
2. Where one cantilever abuts another adjacent cantilever at a common *lot line*, either two 1-hour fire-resistance-rated walls or one "modified" 2-hour fire-resistance-rated common *townhouse* separation wall shall be provided. The *townhouse* separation wall shall extend to the farthest point where both cantilevers are adjacent.
3. Where there is one cantilever within 3 feet of the common *lot line* and no adjacent cantilever less than 3 feet (914 mm) from the common *lot line*, a 1-hour fire-resistance-rated *exterior wall* shall be provided. The *exterior wall* shall extend to the farthest point of the cantilever.

The fire-resistance-rated walls required in Items 1 through 3 shall be continuous from the foundation to the roof sheathing where the roof/ceiling assembly is constructed in accordance with Section R302.2.6.1. Where the roof/ceiling assembly is not constructed in accordance with Section R302.2.6.1, the wall shall terminate in a parapet constructed in accordance with Section R302.2.5.

Exceptions:

1. *Townhouses not separated by lot lines.*

~~2.1.~~ Cantilevers may be unprotected where each individual *townhouse* is provided with a fire suppression system in accordance with NFPA 13D.

~~3.2.~~ The extension of fire-resistance-rated walls beneath the cantilever may be omitted, provided that the *exterior wall* perpendicular to the common *lot line* is 1-hour fire-resistance-rated construction for a distance of 4 feet (1219 mm) on each side of the common *lot line* from the foundation to the bottom of the cantilever. Foundation vents shall not be located less than 4 feet (1219 mm) from the common *lot line*. The soffit area under the cantilever shall have not less than 1-hour fire-resistance-rated protection for a distance of not less than 4 feet (1219 mm) on each side of the common *lot line*. Where the cantilever projects less than 4 feet (1219 mm) from the face of the building, the prohibition of openings and the fire-resistance-rated wall and soffit construction perpendicular to the common *lot line* need only extend for a distance equal to the projection of the cantilever.

~~(Moved to R302.2.1.2) **R302.2.8.3 Openings.** *Openings in fire-resistant exterior walls, privacy walls and individual townhouse separation walls are not permitted.*~~

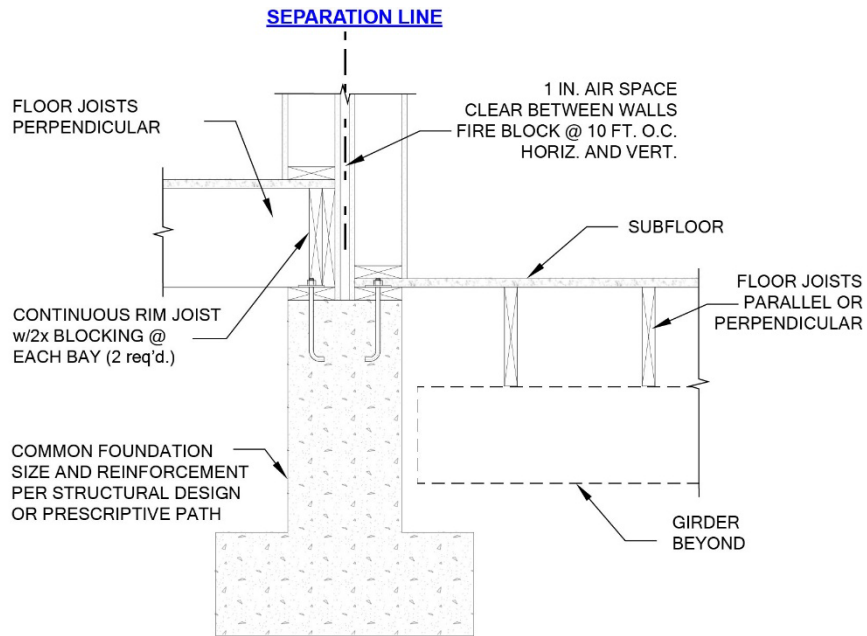
R302.2.9 Townhouse dwelling unit and garage separations. *Townhouses* shall be separated from attached garages in accordance with Section R302.6.

R302.2.10 Townhouse interior duct and vent chase penetrations of floor/ceiling assemblies. Gas vents, ducts, piping and factory-built chimneys that extend through not more than two floors need not be enclosed, provided that the openings around the penetrations are firestopped at each floor.

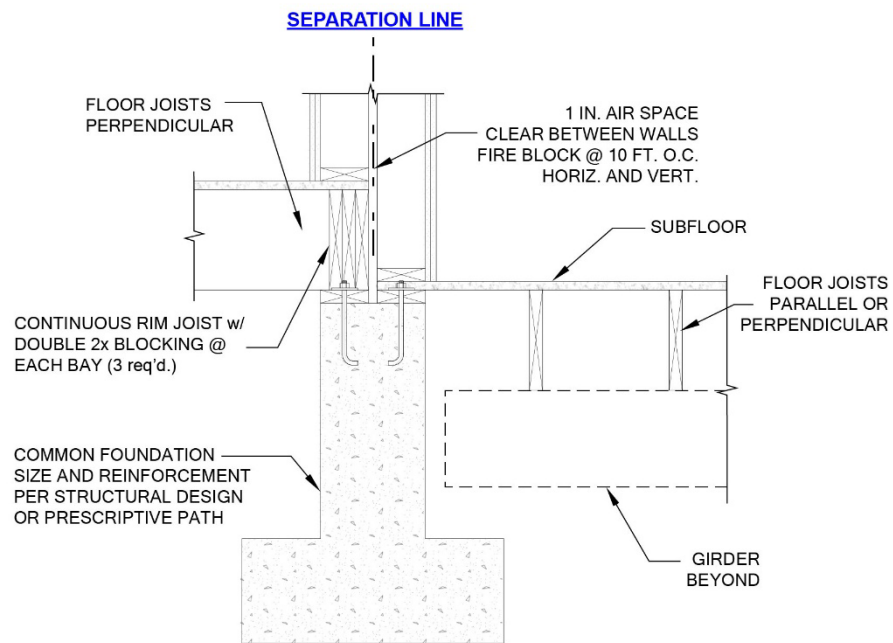
Exception: Type BW gas vents installed in accordance with their listing.

R302.2.11 Townhouse foundation wall and footing construction. A single footing and foundation wall may be designed and constructed for ~~common lot separation~~ line walls in accordance with this section, Figure R302.2.11 and Chapter 4. Through penetrations of the foundation wall and footing across a common *lot line* are not permitted. If required by local conditions, footing drains, rain drains and low point underfloor drainage shall be provided and drained to an *approved* location.

FIGURE R302.2.11—FOUNDATION CONSTRUCTION



A TWO 1-HOUR WALLS



B MODIFIED 2-HOUR WALL

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

R302.2.12 Townhouse roof coverings. In addition to the requirements of Chapter 9, structurally independent *townhouses* shall be provided with a minimum Class C *roof covering*, and structurally dependent *townhouses* shall be provided with a minimum Class B *roof covering*.

Exceptions:

1. Structurally dependent *townhouses* may use Class C *roof coverings* where all of the following conditions are met:
 - 1.1. The *townhouses* are not more than two stories in height.
 - 1.2. The *townhouses* do not have more than 6,000 square feet (557 m²) of projected roof area.
 - 1.3. There is not less than 3 feet (914 mm) from the extremity of the roof to the exterior *lot line* or an assumed *lot line* on all sides except for street fronts.
2. Where adopted by the local *municipality*, *roof coverings* for *townhouses* located in areas determined by the *municipality* to be "Wildfire Hazard Zones" shall be in accordance with Section R327.

R302.2.13 Townhouse dwelling unit egress. Each individual *townhouse* shall have a means of egress system in accordance with Section R311. Such means of egress system shall be a structurally independent exit way, having a clear width of not less than 3 feet (914 mm).

R302.2.14 Townhouse adaptability/accessibility. Where the project includes four or more contiguous individual *townhouses*, one or more of which is single story, the requirements of the Fair Housing Act for *covered multifamily dwellings* and Chapter 11 of the *Building Code* apply. Ground-level, single-story *townhouses* shall be made *accessible* in accordance with the requirements for Group R-3 occupancies in Chapter 11 of the *Building Code*. Any common-use facilities such as a clubhouse or management office shall be made accessible in accordance with Chapter 11 of the *Building Code*.

State of Oregon

Board memo

Building Codes Division

July 1, 2026

To: Residential and Manufactured Structures Board

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

Subject: Conventional Light Frame Construction

Action requested:

Board review and approve the proposed rulemaking language amendments to OAR 918-480-0130 and OAR 918-020-0090 and recommend the administrator proceed with rulemaking.

Background:

In 2026, HB 4037 was adopted by the Oregon legislature. The bill amended ORS 455.628. The amendment removed the limitation of “conventional light frame construction” from the plan review exemption for one- and two-family dwellings for DCBS or a municipality administering a building inspection program.

Discussion:

As a result of the removal of the conventional light frame construction language, the division identified two rules that would require updates to conform with the new statutory language. OAR 918-020-0090 identifies Program Standards for delegations of programs to local jurisdictions and OAR 918-480-0130 defines Conventional Light Frame Construction for one- and two-family dwellings. Included in the board packet are updated rule drafts. Once approved by the board, the division anticipates a public rulemaking hearing in August or September, with an anticipated effective date of October 1, 2026.

Options:

- Approve the division’s proposed amendments to OAR 918-480-0130 and OAR 918-020-0090 based on the statutory changes and recommend the administrator proceed with 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 division’s proposed amendments to OAR 918-480-0130 and OAR 918-020-0090 based on the statutory changes and recommend the administrator proceed with

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 division's proposed amendments to OAR 918-480-0130 and OAR 918-020-0090 and provide the board with direction on rule language updates for these rules based on the statutory changes made by the legislature.

918-480-0130

Exemption From Plan Review ~~Conventional Light Frame Construction~~

~~(1) As per~~ **In accordance with** ORS 455.628, construction documents designed, prepared and sealed by an Oregon licensed architect or engineer, who has a valid Oregon Inspector Certification, and is also certified in the state of Oregon as ~~a one and two family dwelling~~ **residential** plans ~~examiners~~ **examiner**, ~~or is certified by the International Code Council as a Residential Building Inspector,~~ are not required to obtain plan review for ~~conventional light frame construction for detached one and two family dwellings.~~ **dwelling designs governed by the Oregon Residential Specialty Code.**

(2) Where a licensed architect or engineer that is appropriately certified intends to use the exemption from local plan review, they must provide the municipality at the time of permit application submittal, in any form acceptable to the local building official, with:

(a) Documentation specifying their intent;

(b) Their active license number or certification number; and

(c) Acknowledgement that the project complies with these rules.

(3) For the purpose of this rule, “~~Conventional Light Frame Construction~~” “Dwelling designs governed by the Oregon Residential Specialty Code” is defined as a type of construction that complies with the requirements under the latest edition of the Oregon Residential Specialty Code as adopted by OAR 918-480-0005 and subject to the following limitations:

~~(1) Buildings must be designed such that its vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gage steel framing members as allowed by the Oregon Residential Specialty Code;~~

~~(2)~~ **(a) Buildings must be subject to the maximum height and story limitations as specified in the Oregon Residential Specialty Code as adopted by OAR 918-480-0005; and**

~~(3) Bearing wall floor-to-floor heights may not exceed those specified in the Oregon Residential Specialty Code;~~

(4) **(b)** All design loads, including wind and seismic loading may not be less than those allowed by the Oregon Residential Specialty Code **as adopted by OAR 918-480-0005**.

~~(5) Site topography and site geotechnical limitations may not exceed those allowed by the Oregon Residential Specialty Code; and~~

~~(6) Buildings subject to the irregular building limitations as specified in the Oregon Residential Specialty Code.~~

Statutory/Other Authority: ORS 455.020, 455.030 & 455.628

Statutes/Other Implemented: ORS 455.628

History:

BCD 13-2011, f. 5-13-11, cert. ef. 7-1-11

BCD 11-2004, f. 8-13-04, cert. ef. 10-1-04

918-020-0090

Program Standards

Every municipality that administers and enforces an approved building inspection program must establish and maintain the minimum standards, policies, and procedures set forth in this rule.

(1) Administrative Standards. A building inspection program must comply with the following:

(a) Provide adequate funds, equipment, and other resources necessary to administer and enforce the building inspection program in conformance with an operating plan;

(b) Document in writing the authority and responsibilities of the building official, plan reviewers, and inspectors based on an ordinance or resolution that authorizes the building official on behalf of the municipality to administer and enforce a building inspection program;

(c) Establish a local process to review appeals of technical and scientific determinations made by the building official regarding any provision of the specialty codes the municipality administers and enforces, to include a method to identify the local building official or designee and notify the aggrieved persons of the provisions of ORS 455.475;

(d) Account for all revenues collected and expenditures made relating to administration and enforcement of the building inspection program, and account for the electrical program revenues and expenditures separately when administered by the municipality.

(A) Prepare income and expense projections for each code program it will administer and enforce during the reporting period; and

(B) Describe how general administrative overhead costs and losses or surpluses, if any, will be allocated.

(e) Establish policies and procedures for the retention and retrieval of records relating to the administration and enforcement of the specialty codes it administers and enforces;

(f) Make its operating plan available to the public;

(g) Establish a process to receive public inquiries, comments, and complaints;

(h) Adopt a process to receive and respond to customers' questions regarding permitting, plan review, and inspections;

(i) Set reasonable time periods between 7 a.m. and 6 p.m. on days its permit office is open, weekends and holidays excluded, when it will receive and respond to customers' questions;

(j) Post its jurisdictional boundary, types of permits sold and hours of operation at each permit office it operates;

(k) Identify all persons in addition to the building official to whom notices issued pursuant to these rules should be sent;

(L) When requested by the division, return a completed data request form to and as provided by the division annually;

(m) Complete a program administration form, which is available on the division's website, for an initial building inspection program approval and assumption, for building program expansion approval and assumption, and thereafter when seeking to renew a program under OAR 918-020-0105;

(n) Appoint or employ a person to serve as the building official pursuant to ORS 455.148(3) or 455.150(3) as follows:

(A) The individual appointed or employed pursuant to this section must be certified by the division as a building official under OAR chapter 918, division 098;

(B) For the purposes of this subsection, to be directly employed the person must be subject to the provisions of ORS 316.162 to 316.221 and have completed a withholding exemptions certificate required by ORS 316.162 to 316.221;

(C) Two or more municipalities may combine in the appointment of a single building official who is employed by one of those municipalities for the purposes of administering a building inspection program within their communities; and

(D) A municipality may contract with a contract building official to administer and enforce all or parts of the building inspection program, in accordance with OAR chapter 918 division 020 and 2021 Oregon Laws Ch. 599, Sec. 2 (Enrolled SB 866).

(o) For any program that procures services from a contract building official under 2021 Oregon Laws Ch. 599, Sec. 2 (Enrolled SB 866):

(A) Document in its operating plan the information outlined in section 7 of this rule.

(B) Have audits conducted in accordance with 2021 Oregon Laws Ch. 599, Sec. 2, Subsec. 6 (Enrolled SB 866); and

(C) Make the results of each audit conducted under 2021 Oregon Laws Ch. 599, Sec. 2, Subsec. 6 (Enrolled SB 866) available to the public by easily accessible electronic means.

(2) Permitting Standards. A building inspection program must:

(a) Provide at least one office within its jurisdictional boundary where permits may be purchased;

(b) Set reasonable time periods between 7 a.m. and 6 p.m. on days its permit office is open, weekends and holidays excluded, when it will make permits available for purchase;

(c) Establish policies and procedures for receiving permit applications, determining whether permit applications are complete and notifying applicants what information, if any, is required to complete an application;

(d) Set reasonable time periods within which the municipality will:

(A) Advise permit applicants whether an application is complete or requires additional information; and

(B) Generally issue a permit after an application has been submitted and approved.

(e) Establish policies and procedure for issuing permits not requiring plan review, emergency permits, temporary permits, master permits, and minor labels; and

(f) Require proof of licensing, registration, and certification of any person who proposes to engage in any activity regulated by ORS chapters 446, 447, 455, 479, 693, and 701 prior to issuing any permit.

(3) Plan Review Standards. A building inspection program must:

(a) Establish policies and procedures for its plan review process to:

(A) Assure compliance with the specialty codes it is responsible for administering and enforcing, including any current interpretive rulings adopted pursuant to ORS 455.060 or 455.475;

(B) Make available checklists or other materials at each permitting office it operates that reasonably apprises persons of the information required to constitute a complete permit application or set of plans;

(C) Inform applicants within three working days of receiving an application, whether or not the application is complete and if it is for a simple residential plan. For the purposes of this rule and ORS 455.467, a "complete application" is defined by the division, taking into consideration the regional procedures in OAR chapter 918, division 50. If deemed a simple residential plan, the jurisdiction must also inform the applicant of the time period in which the plan review will generally be completed;

(D) Establish a process that includes phased permitting and deferred submittals for plan review of commercial projects for all assumed specialty codes, taking into consideration the regional procedures in OAR chapter 918, division 50. The process may not allow a project to proceed beyond the level of approval authorized by the building official. The process must:

(i) Require the building official to issue permits in accordance with the state building code as defined in ORS 455.010 provided that adequate information and detailed statements have been submitted and approved with pertinent requirements of the appropriate code. Permits may include, but not be limited to: excavation, shoring, grading and site utilities, construction of foundations, structural frame, shell, or any other part of a building or structure.

(ii) Allow deferred submittals to be permitted within each phase with the approval of the building official; and

(iii) Require the applicant to be notified of the estimated timelines for phased plan reviews and that the applicant is proceeding without assurance that a permit for the entire structure will be granted when a phased permit is issued.

(E) Verify that all plans have been stamped by a registered design professional and licensed plan reviewer where required;

(F) Verify for those architects and engineers requesting the use of alternative one and two family dwelling plan review program that all plans have been stamped by a registered professional who is also a residential plans examiner. This process must require the building official to:

(i) Establish policies and procedures in their operating plan for this process;

(ii) Waive building inspection program plan review requirements for ~~conventional light frame construction for detached one and two family dwellings~~ **projects demonstrating compliance with ORS 455.628 and OAR 918-480-0130**; and

(iii) Establish an appropriate fee for processing plans submitted under this rule.

(G) Establish a process for plan review if non-certified individuals review permit applications under OAR 918-098-1010.

(b) Employ or contract with a person licensed, registered, or certified to provide consultation and advice on plan reviews as deemed necessary by the building official based on the complexity and scope of its customers' needs;

(c) Maintain a list of all persons it employs or contracts with to provide plan review services including licenses, registrations, and certifications held by each plan reviewer and evidence of compliance with all applicable statutory or professional continuing education requirements;

(d) Designate at least three licensed plan reviewers from whom the municipality will accept plan reviews when the time periods in subsection (e) of this section cannot be met; and

(e) Allow an applicant to use a plan reviewer licensed under OAR 918-090-0210 and approved by the building official when the time period for review of "simple one- or two-family dwelling plans" exceeds 10 days where the population served is less than 300,000, or 15 days where the population served is 300,000 or greater.

(4) Simple and complex one- and two-family dwelling plans.

(a) For the purposes of these rules, "simple one- or two-family dwelling plans" must:

(A) Comply with the requirements for prescriptive construction under the Oregon Residential Specialty Code; or

(B) Comply with the Oregon Manufactured Dwelling Installation Specialty Code and the requirements in OAR chapter 918, division 500; and

(C) Be a structure of three stories or less with an enclosed total floor space of 4,500 square feet or less, inclusive of multiple stories and garage(s).

(b) "Simple one- or two-family dwelling plans" may:

(A) Include pre-engineered systems listed and approved by nationally accredited agencies in accordance with the appropriate specialty code, or by state interpretive rulings approved by the appropriate specialty board, that require no additional analysis; and

(B) Be designed by an architect or engineer and be considered a simple one- and two-family dwelling if all other criteria in this rule are met.

(c) The following are considered "simple one- or two-family dwelling plans":

(A) Master plans approved by the division or municipality or under ORS 455.685, which require no additional analysis; and

(B) Plans that include an engineering soil report if the report allows prescriptive building construction and requires no special systems or additional analysis.

(d) A plan that does not meet the definition of "simple" in this rule is deemed "complex". In order to provide timely customer service, a building official may accept a plan review performed by a licensed plan reviewer for a complex one- or two-family dwelling.

(5) Inspection Standards.

(a) A building inspection program must:

(A) Set reasonable time periods between 7 a.m. and 6 p.m. on days its permit office is open, weekends and holidays excluded, when it will provide inspection services or alternative inspection schedules agreed to by the municipality and permittee;

(B) Unless otherwise specified by statute or specialty code, establish reasonable time periods when inspection services will be provided following requests for inspections;

(C) Establish policies and procedures for inspection services;

(D) Leave a written copy of the inspection report on site or provide electronic access to a copy of the inspection report;

(E) Make available any inspection checklists;

(F) Maintain a list of all persons it employs or contracts with to provide inspection services including licenses, registrations, and certifications held by persons performing inspection services and evidence of compliance with all applicable statutory or professional continuing education requirements;

(G) Vest the building official with authority to issue stop work orders for failure to comply with the specialty codes the municipality is responsible for administering and enforcing; and

(H) Require inspectors to perform license enforcement inspections as part of routine installation inspections.

(b) Where a municipality investigates and enforces violations under ORS 455.156 or in accordance with the municipality's local compliance program, the municipality's inspectors must require proof of compliance with the licensing, permitting, registration, and certification requirements of persons engaged in any activity regulated by ORS Chapters 446, 447, 455, 479, 693, and 701. Inspectors must report any violation of a licensing, permitting, registration, or certification requirement to the appropriate enforcement agency.

(6) Compliance Programs. A municipality administering a building inspection program may enact local regulations to create its own enforcement program with local procedures and penalties; utilize the division's compliance program by submitting compliance reports to the division; elect to act as an agent of a division board pursuant to ORS 455.156; or develop a program that may include, but not be limited to, a combination thereof.

(7) Operating Plan. A building inspection program must establish in its operating plan:

(a) Procedures to respond to public complaints regarding work performed without a license or permit or in violation of the specialty codes the municipality is responsible for administering and enforcing;

(b) Procedures requiring proof of licensure for work being performed under the state building code utilizing the approved citation process and procedures in OAR 918-020-0091.

- (c) Policies and procedures to implement their compliance program;
- (d) Policies and procedures regarding investigation of complaints, where the municipality chooses to investigate and enforce violations pursuant to ORS 455.156;
- (e) Policies and procedures regarding issuance of notices of proposed assessments of civil penalties, where the municipality chooses to act as an agent of a board pursuant to ORS 455.156. Penalties under such a program are subject to the limitations set in 455.156 and 455.895 and;
- (f) The following information, if the program procures services from a contract building official under 2021 Oregon Laws Ch. 599, Sec. 2 (Enrolled SB 866):
 - (A) The name, title, and contact information of any qualified employee;
 - (B) The authority and responsibilities of the qualified employee, when that person is acting in the capacity as a qualified employee;
 - (C) The program's process for handling discretionary decisions, including the procedure for providing notice to the qualified employee and permit applicant of discretionary decisions;
 - (D) The procedure the qualified employee will follow when reviewing and ratifying or disapproving a contract building official's discretionary decision;
 - (E) The timelines for appeals of discretionary decisions;
 - (F) The local board which will hear appeals of the contract building official's discretionary decisions in accordance with 2021 Oregon Laws Ch. 599, Sec. 2, Subsec. 4 (Enrolled SB 866); and
 - (G) When an audit will occur under 2021 Oregon Laws Ch. 599, Sec. 2, Subsec. 6 (Enrolled SB 866), and where the results of this audit will be made available.
- (8) Electrical Programs. Municipalities that administer and enforce an electrical program must demonstrate compliance with all applicable electrical rules adopted pursuant to ORS 479.855.

Statutory/Other Authority: ORS 183.355, ORS 455.030, ORS 455.062, ORS 455.148, ORS 455.150, ORS 455.156, ORS 455.467, ORS 455.469 & 2021 Oregon Laws Ch. 599, Sec. 2 (Enrolled SB 866)

Statutes/Other Implemented: ORS 455.062, ORS 455.148, ORS 455.150, ORS 455.156, ORS 455.467, ORS 455.469 & 2021 Oregon Laws Ch. 599, Sec. 2 (Enrolled SB 866)