Technical comparison:
2005 ORSC – 2021 ORSC to assist in the implementation of HB 2289(2021)

On June 11, 2021, House Bill 2289 was signed into law and took effect.

Customers impacted:

Owners of properties where existing dwellings or accessory structures were destroyed or interrupted by a wildfire that was identified in an executive order issued by the Governor in accordance with the Emergency Conflagration Act under ORS 476.510 to 476.610 between August 1 and Sept. 30, 2020.

What is required:

The local government shall approve an application to alter, restore or replace a dwelling if the local government determines that the evidence in the record establishes certain criteria of prior legal existence. Once established by the local jurisdiction, the proposed dwelling using the path outlined within the law must; not exceed the floor area of the destroyed dwelling by more than 10 percent; be adequately served by water, sanitation and roads, be located wholly or partially within the footprint of the destroyed dwelling unless the applicant chooses a different location within the same lot or parcel to comply with local flood regulations or to avoid a natural hazard area; and comply with applicable building codes that were in effect on the later of Jan. 1, 2008, or the date of the former dwelling’s construction.

The Oregon Residential Specialty Code (ORSC) in effect on Jan. 1, 2008 was the 2005 iteration based on the 2003 International Residential Code (IRC). If the destroyed dwelling following this law was constructed under a successive iteration of the ORSC, the default minimum code used for reconstruction would be the code in effect at the time of original construction. For destroyed dwellings originally constructed under an iteration prior to the 2005 ORSC, the 2005 ORSC would be the default minimum construction standard under this law.

Comparing the relevant ORSC’s

The following tables outline significant differences between the 2005 ORSC and every iteration of the ORSC since, to the current 2021 ORSC in a compare/contrast format using the 2021 ORSC as the basis for comparison. This is not an exhaustive list or a citable reference, but is intended to serve as a quick reference tool for local government partners and our customers.
<table>
<thead>
<tr>
<th>Date</th>
<th>Structural / Loading (Ch. 3)</th>
<th>SMOKE ALARMS (R313 or R314)</th>
<th>CO ALARMS (R315)</th>
<th>GUARDS (R312)</th>
<th>WINDOW FALL PROTECTION (R312 / R612)</th>
<th>HAZARDOUS GLAZING (R308)</th>
<th>EERO (R310)</th>
<th>ENERGY (Chapter 11)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 ORSC 1 Apr 2021</td>
<td>Less accurate (3 cat.)</td>
<td>Requirements for type and location detailed</td>
<td>Same base requirements</td>
<td>Detailed loading requirements</td>
<td>Required if operable opening is:</td>
<td>Detailed location requirements</td>
<td>Basements/sleeping rooms/habitable attics</td>
<td>Increased thermal envelope</td>
</tr>
<tr>
<td>2017 ORSC 1 Oct 2017 - 1 Apr 2021</td>
<td>Less accurate (3 cat.)</td>
<td>Less specific</td>
<td>Same base requirements</td>
<td>Same base requirements</td>
<td>&lt; 24 in. above finished floor</td>
<td>Similar requirements</td>
<td>Clear area: 5.7 ft² min.</td>
<td>Required: More air sealing</td>
</tr>
<tr>
<td>2014 ORSC 1 Jul 2011 – 30 Sep 2014</td>
<td>Less accurate (3 cat.)</td>
<td>Less specific</td>
<td>Same base requirements</td>
<td>Same base requirements</td>
<td>&gt; 72 in. above grade or other flat surface on exterior</td>
<td>Similar requirements</td>
<td>Clear height: 24 in. min.</td>
<td>One additional measure and Ducts must be inside envelope</td>
</tr>
<tr>
<td>2011 ORSC 1 Apr 2008 – 30 Jun 2011</td>
<td>Less accurate (3 cat.)</td>
<td>Less specific</td>
<td>Same base requirements</td>
<td>Same base requirements</td>
<td></td>
<td></td>
<td>Clear width: 20 in. min.</td>
<td>Ducts must be inside envelope</td>
</tr>
<tr>
<td>2008 ORSC 1 Apr 2005 – 31 Mar 2008</td>
<td>Less accurate (3 cat.)</td>
<td>Less specific</td>
<td>Same base requirements</td>
<td>Same base requirements</td>
<td></td>
<td></td>
<td>Door options</td>
<td>Ducts must be inside envelope</td>
</tr>
<tr>
<td>2005 ORSC 1 Apr 2005 – 31 Mar 2008</td>
<td>Less accurate (3 cat.)</td>
<td>Less specific</td>
<td>Same base requirements</td>
<td>Same base requirements</td>
<td></td>
<td></td>
<td>Ducts not required to be inside envelope</td>
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</tr>
</tbody>
</table>

**CO ALARMS (R315)**
- Required in sleeping rooms or within 15 ft. and on each story
- Interconnection required

**GUARDS (R312)**
- Detailed loading requirements

**WINDOW FALL PROTECTION (R312 / R612)**
- Required if operable opening is:
  - < 24 in. above finished floor
  - > 72 in. above grade or other flat surface on exterior

**HAZARDOUS GLAZING (R308)**
- Detailed location requirements

**EERO (R310)**
- Basements/sleeping rooms/habitable attics
- Clear area: 5.7 ft² min.
- Clear height: 24 in. min.
- Clear width: 20 in. min.
- Door options

**ENERGY (Chapter 11)**
- Increased thermal envelope
  - Less restrictive prescriptive envelope
  - Ducts not required to be inside envelope

- Less restrictive prescriptive envelope
  - One additional measure required
  - Less air sealing req’d
  - Ducts not required to be inside envelope

- Reduced thermal envelope
  - 10 prescriptive paths
  - No additional measures
  - Less air sealing req’d
  - Ducts not required to be inside envelope
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<tr>
<td><strong>KITCHEN RANGE HOODS</strong> (M1503 / M1502)</td>
<td>Required:  • Discharge to outdoors  • Exception: Where mechanical exhaust and natural ventilation provided</td>
<td>More restrictive / Required:  • Discharge to outdoors  • Recirculating hoods not allowed</td>
<td>More restrictive / Required:  • Discharge to outdoors  • Recirculating hoods not allowed</td>
<td>More restrictive / Required:  • Discharge to outdoors  • Recirculating hoods not allowed</td>
<td>Less restrictive / Required:  • Discharge to outdoors  • Allows recirculation without mechanical exhaust and natural ventilation</td>
</tr>
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<td><strong>FIRE PROTECTED UNDER-FLOOR</strong> (R302.13 or R501.3)</td>
<td>Required:  • 1/2&quot; gyp. board or 5/8&quot; plywood with exception to:  • Fire sprinklers are provided  • Crawlspace no storage or fuel-fired appliances  • Space &lt;80 ft² w/ fireblocking  • Use of min. 2 x 10-dimensional lumber</td>
<td>Same requirements</td>
<td>Same requirements</td>
<td>Same requirements</td>
<td>Not required</td>
</tr>
<tr>
<td><strong>RADON MITIGATION</strong> (Appendix F)</td>
<td>Required in new construction for ORS specified counties</td>
<td>Same requirements</td>
<td>Same requirements</td>
<td>Same requirements</td>
<td>Not required – See ORS 455.365 enacted in 2010</td>
</tr>
<tr>
<td><strong>DRAINAGE</strong> (R703.1)</td>
<td>Drainage plane and integrated flashings required to drain water to exterior.</td>
<td>Same requirements</td>
<td>Same requirements</td>
<td>Same requirements</td>
<td>Less restrictive / specific</td>
</tr>
<tr>
<td><strong>MINIMUM ROOM AREAS</strong> (R304)</td>
<td>Habitable Room  Any habitable room: Min. 70 ft² area (except kitchens)  Horizontal dimension: Min. 7 ft. (except kitchens)</td>
<td>Same requirements</td>
<td>Similar requirements  Except one habitable room: Min. 120 ft² floor area</td>
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<td><strong>CEILING HEIGHT</strong> (R305)</td>
<td>Habitable space, hallway, corridor &amp; basement: Min. 7 ft.</td>
<td>Same requirements</td>
<td>More restrictive  Habitable room, hallway, corridor, bathroom, toilet room, laundry room &amp; basement: Min. 7 ft.</td>
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