



2016 Oregon Reach Code
(Ref.: ORS 455.500)

The **Reach Code** is a statewide optional energy construction standard approved by the Building Codes Division in consultation with the Construction Industry Energy Board. The Reach Code:

- Is separate from the state building code;
- Requires building officials to recognize and accept the standard, method, installation, product, equipment or device if a person applies to construct, reconstruct, alter or repair a building in conformance with the Reach Code;
- Is applicable at the designer's and contractor's discretion; and
- Does not limit the authority of the building official to consider other proposed alternate methods encompassing the same subject matter.

Background:

In 2009, the Oregon Legislature approved Senate Bill 79 which directed the Oregon Building Codes Division (division) to adopt standards for optional increased energy efficiency in buildings newly constructed, reconstructed, altered or repaired. These collective energy efficiency standards were to be separate from the state building code and known as the "Reach Code". Reach Code standards were created as an optional path for high performance energy efficient construction and were required to be economically and technically feasible for implementation.

2016 Oregon Reach Code:

The *2015 International Energy Conservation Code (IECC)* is a contemporary code that advances energy efficiency through a timely evaluation and recognition of the latest advancements in construction techniques, emerging technologies and science related to the built environment. The *2015 IECC* is recognized by the U.S. Department of Energy as the most current national energy efficiency standard. After consultation with the *Construction Industry Energy Board*, the division adopts the *2016 Oregon Reach Code*.

The division has adopted the *2015 International Energy Conservation Code* with the following Oregon modifications: (*underlined text denotes addition to 2015 IECC, strikethrough denotes deletion to 2015 IECC*):



Commercial Provisions:

Chapter 1 [CE]

Summary of Revisions:

Chapter one of the *2015 IECC* is deleted in its entirety and replaced with the following:

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the Oregon Commercial Reach Code, hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the design, construction, *addition, alteration*, replacement, *repair*, equipment, and site orientation, of every *building* or *structure* or any appurtenances connected or attached to such *buildings* or *structures* and to the site on which the *building* is located. Occupancy classifications shall be determined in accordance with the *Building Code*.

This code shall not apply to the following:

1. Where an owner or designer has not opted to build under this code.
2. Any Group R, Residential occupancies constructed under the *Residential Code*.
3. Equipment or systems that are used primarily for industrial or manufacturing processes.

101.2.1 Appendices. Provisions in the appendices shall not apply.

101.3 Intent. This code shall be an optional set of construction standards and methods that are economically and technically feasible, to regulate the design and construction of buildings for the effective use of energy and the employment of renewable energy technologies. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy, and to reduce the negative potential impacts of the built environment. This code is intended to be used as an alternate compliance method for Chapter 13 of the *Building Code*. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes and ordinances.

SECTION 102 APPLICABILITY

102.1 General. This code is an overlay to the other Oregon Specialty Codes. This code is not intended to be used as a stand alone construction regulation document or to abridge or supersede safety, health or environmental requirements under other applicable codes or ordinances.

102.1.1 Code Conflicts. Where there is a conflict between a general requirement and a specific requirement of this code, the specific requirement shall be applicable. Where, in any specific case, different sections of the code specify different materials, methods of construction or other requirements, the most practical and effective requirement to meet the intent of the code shall govern.

102.1.2 Innovative Approaches. It is intended that the provisions of this code provide flexibility to allow and encourage the use of innovative approaches, techniques and technology to achieve compliance with the intent of the code.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Reference codes and standards. The provisions of Chapter 1 of the *Building Code* shall apply. The codes and standards referenced in this code and the *Building Code* shall be considered as part of the requirements of this code to the prescribed extent of such reference. It is the expressed intent of this code to require higher minimum standards relating to building energy performance than the corresponding minimum standards set by Chapter 13 of the *Building Code*, and in such cases, the higher minimum standards of this code shall take precedence.

102.4.1 Conflicting Provisions. Where the extent of the reference to referenced code or standard includes subject matter that is within the scope of this code or the *Building Code*, the provisions of this code or the *Building Code* as applicable, shall take precedence over the provisions in the referenced code or standard.

102.4.2 Residential occupancies. The provisions of the *Residential Reach Code* shall apply to the design and construction of *buildings* or portions thereof of detached one-and two-family dwellings and townhouses not more than three stories above grade in height with a separate means of egress.

Exception: Buildings permitted under the *Building Code* shall comply with the Commercial Reach Code provisions.

102.5 Partial invalidity. In the event that any part or provision of this code is held

to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any *structure* existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, *the Building Code*, the *International Existing Building Code as adopted by Oregon*, or the *International Fire Code*, or as is deemed necessary by the *code official* for the general safety and welfare of *building* occupants and the public.

102.7 Mixed occupancy buildings. In mixed occupancy *buildings*, each portion of a *building* shall comply with the specific requirements of this code applicable to each specific occupancy.

PART 2 --- ADMINISTRATION AND ENFORCEMENT

This code is administered and enforced under the provisions and authority of Chapter 1 of the *Building Code*.

Chapter 2 [CE]

Summary of Revisions:

Definitions in chapter two of the 2015 IECC are modified in part to add or be replaced by the following definitions from chapter two of the 2014 OSSC.

Oregon Revisions:

BUILDING CODE. The Oregon Structural Specialty Code

BUILDING OFFICIAL. The officer charged with the administration and enforcement of this code, or a duly authorized representative

CODE OFFICIAL. See "Building Official"

ELECTRICAL CODE. The Oregon Electrical Specialty Code

MECHANICAL CODE. The Oregon Mechanical Specialty Code

FIRE CODE. As referenced in this code for construction, alteration and repair of buildings and structures is the Oregon Fire Code as adopted and amended by the State of Oregon Fire Marshal

~~**RESIDENTIAL BUILDING.** For this code, includes detached one- and two-family dwellings, and multiple single-family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane.~~

RESIDENTIAL BUILDING. For this code, includes R-3 buildings regulated under the *Residential Code*: one- and two-family dwellings and townhomes.

RESIDENTIAL CODE. The Oregon Residential Specialty Code

PLUMBING CODE. The Oregon Plumbing Specialty Code

Chapter 4 [CE]

Summary of Revisions:

Delete Section C407. Total Building Performance

Residential Provisions

Chapters 1 [RE]

Summary of Revisions:

Chapter one of the *2015 IECC* is deleted in its entirety and replaced with the following:

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the Oregon Residential Reach Code, hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the design, construction, *addition, alteration, replacement, repair,* equipment, and site orientation, of detached one-and two-family dwellings and townhouses not more than three stories above grade in height with a separate means of egress or any appurtenances connected or attached to such *buildings* or *structures* and to the site on which the *building* is located.

This code shall not apply to the following:

1. Where an owner or designer has not opted to build under this code.
2. Structures covered under the commercial *Building Code*

101.2.1 Appendices. Provisions in the appendices shall not apply.

101.3 Intent. This code shall be an optional set of construction standards and methods that are economically and technically feasible, to regulate the design and construction of buildings for the effective use of energy and the employment of renewable energy technologies. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy, and to reduce the negative potential impacts of the built environment. This code is intended to be used as an alternate compliance method for Chapter 11 of the

Residential Code. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes and ordinances.

SECTION 102 APPLICABILITY

102.1 General. This code is an overlay to the other Oregon Specialty Codes. This code is not intended to be used as a stand alone construction regulation document or to abridge or supersede safety, health or environmental requirements under other applicable codes or ordinances.

102.1.1 Code Conflicts. Where there is a conflict between a general requirement and a specific requirement of this code, the specific requirement shall be applicable. Where, in any specific case, different sections of the code specify different materials, methods of construction or other requirements, the most practical and effective requirement to meet the intent of the code shall govern.

102.1.2 Innovative Approaches. It is intended that the provisions of this code provide flexibility to allow and encourage the use of innovative approaches, techniques and technology to achieve compliance with the intent of the code.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Reference codes and standards. The provisions of Chapter 1 of the *Residential Code* shall apply. The codes and standards referenced in this code and the *Residential Code* shall be considered as part of the requirements of this code to the prescribed extent of such reference. It is the expressed intent of this code to require higher minimum standards relating to building energy performance than the corresponding minimum standards set by Chapter 11 of the *Residential Code*, and in such cases, the higher minimum standards of this code shall take precedence.

102.4.1 Conflicting Provisions. Where the extent of the reference to referenced code or standard includes subject matter that is within the scope of this code or the *Residential Code*, the provisions of this code or the *Residential Code* as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

PART 2 --- ADMINISTRATION AND ENFORCEMENT

This code is administered and enforced under the provisions and authority of Chapter 1 of the *Residential Code*.

Chapter 2 [RE]

Summary of Revisions:

Definitions in chapter two of the 2015 IECC are modified in part to add the following definitions.

Oregon Revisions:

BUILDING CODE. The Oregon Structural Specialty Code

BUILDING OFFICIAL. The officer charged with the administration and enforcement of this code, or a duly authorized representative

CODE OFFICIAL. See "Building Official"

ELECTRICAL CODE. The Oregon Electrical Specialty Code

MECHANICAL CODE. The Oregon Mechanical Specialty Code

FIRE CODE. As referenced in this code for construction, alteration and repair of buildings and structures is the Oregon Fire Code as adopted and amended by the State of Oregon Fire Marshal

RESIDENTIAL CODE. The Oregon Residential Specialty Code

PLUMBING CODE. The Oregon Plumbing Specialty Code

Chapter 4 [RE]

Summary of Revisions:

Delete Section R405. Simulated Performance Alternative.