



2014 ORSC Amendments
April 1, 2015

Amendments to the
2014 Oregon Residential Specialty Code

Code Amendment Summary:

- New Section R325 provides for tabulated allowable area increases based on the availability of “open spaces” between adjacent buildings and/or property lines.
 - New reference in Chapter 23, Solar Systems, directing to Section 3111, Solar Photovoltaic Panels/Modules, of the 2014 OSSC.
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The Oregon Amendments outlined on these insert pages were created for use in conjunction with the 2014 ORSC Insert Pages, available below for your convenience.

[2014 Oregon Residential Specialty Code Insert Pages](#)

Instructions:

1. Print these pages **double-sided** in “book” format.
2. Insert the pages facing the page number in the bottom corner.
3. The amended language is depicted as follows:

~~Strikethrough~~ text represents deleted language.

Underlined text represents added language.

For questions regarding the 2014 *Oregon Residential Specialty Code*, please contact:

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Part I—Definitions

CHAPTER 2 DEFINITIONS

Effective April 1, 2015

ACCESSORY STRUCTURES. A structure not greater than 3,000 square feet (279m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same *lot*. Accessory structures include, but are not limited to garages, carports, cabanas, storage sheds, tool sheds, playhouses and garden structures. See Section R325 for allowable area increases.

Effective July 1, 2014

ATTIC. The unfinished space between the ceiling assembly of the ~~top story~~ and the roof assembly.



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Effective April 1, 2015

**SECTION R325
DETACHED GROUP R ACCESSORY STRUCTURES
(GROUP U)**

R325.1 Purpose: The purpose of this section is to provide for tabulated allowable area increases for detached Group R *accessory structures* (Group U) based on the availability of open spaces between adjacent buildings and/or property lines.

R325.2 Scope: The provisions of this section are limited to detached Group R *accessory structures*, which are not more than one story above grade plane in height. Mezzanines may be included within detached *accessory structures* but shall be limited to an aggregate floor area of not more than one-third of the area of the room or space in which the level is located.

R325.3 Definitions: The following words and terms shall, for the purposes of this section, have the meanings shown herein.

Separation Distance. The distance measured from the detached *accessory structure* exterior face to one of the following:

1. The closest interior *lot line*;
2. To the centerline of a street; and alley or *public way*; or
3. To residences or other *accessory structures* on the same property.

The distance shall be measured at right angles from the face of the wall.

R325.4 Allowable area. The 3,000 square (279 m²) foot area limitation imposed by definition for residential *accessory structures*, shall be permitted to be increased where *separation distances* are provided on all sides of a detached *accessory structure* in accordance with Table R325.4.

Exceptions: Where a *separation distance* of 10 feet (3048 mm) or more is provided, 1-hour fire-resistance-rated construction may be substituted for the *separation distance* noted in Table R325.4 for one side of a detached *accessory structure* subject to the following conditions:

1. A minimum *separation distance* of 10 feet (3048 mm) must be provided adjacent to the 1-hour fire-resistance-rated exterior wall.
2. Openings in the 1-hour fire-resistance-rated exterior wall are limited to 15% of the area of the wall.

R325.4.1 Residential accessory structures on same lot. For the purposes of this section, two or more detached residential *accessory structures* on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of the buildings is within the limitations of Table R325.4.

Where aggregate building areas are being considered as portions of one building, the *separation distances* specified in Table R325.4 shall be applicable to all exterior building faces which establish the aggregate building perimeter.

R325.4.2 Projections. Projections of exterior walls shall comply with Table R302.1 of this code.

**TABLE R325.4
ALLOWABLE AREA INCREASE
DETACHED GROUP R ACCESSORY BUILDINGS**

| Separation Distance (In feet) | Allowable Area (In square feet) |
|----------------------------------|------------------------------------|
| 5 | 3,500 |
| 10 | 4,000 |
| 15 | 4,500 |
| 20 | 5,000 |
| 25 | 5,500 |
| 30 | 6,000 |
| 35 | 7,000 |
| 40 | 8,000 |
| 45 | 9,000 |
| 50 | 10,000 |
| 55 | 11,000 |
| 60 or greater | 12,000 |

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CHAPTER 23

SOLAR SYSTEMS

Effective April 1, 2015

M2301.1 General. This section provides for the design, construction, installation, alteration, and repair of equipment and systems using solar energy to provide power through photovoltaic systems, nonpotable space heating or cooling, and swimming pool heating. Equipment and systems using solar energy to directly or indirectly heat potable water are regulated under the *Plumbing Code*.

M2301.2 Installation. Installation of solar energy systems shall comply with Sections M2301.2.1 through ~~M2301.2.9~~ M2302.

Effective April 1, 2015

M2302 Photovoltaic Systems. Photovoltaic (PV) systems shall be installed in conformance with Section 3111 of the *Building Code*. All electrical PV installations shall comply with the *Electrical Code*.