NOTICE OF PERMANENT RULE

Building Codes Division

Department of Consumer and Business Services

2023 Oregon Residential Specialty Code amendments
Sleeping lofts and their associated means of egress

Purpose of the rule:

This rule will make amendments to the 2023 Oregon Residential Specialty Code (ORSC) that will add construction provisions to address sleeping lofts and their associated means of egress, in alignment with statutory requirements.

Citation:

Amends: OAR 918-480-0010

This rule is effective Jan. 1, 2026.

Background:

The statutory provisions that govern construction standards for small homes and exclude small homes from the Prefabricated Structures Program are set to sunset on Jan. 1, 2026. At that time small homes will no longer be excluded from the Prefabricated Structures Program, and the Building Codes Division proposed these code amendments that account for the safety risks associated with sleeping lofts accessed by ladders or by other means of egress in accordance with statutory mandates. The sleeping loft provisions are intended to be available for use regardless of dwelling size, and permit the use of ladders as the permanent method of access and egress. In addition, the rule includes the statutory residential fire sprinkler system requirement for protection limited to the sleeping loft space and the room (compartment) in which the sleeping loft is located. Sleeping lofts pose a heightened and untested fire and smoke accumulation risk. This risk can likely be sufficiently mitigated by installing simple, residential “dwelling” fire sprinkler protection limited to the sleeping loft area and the atmospherically connected room (compartment) in which it is located and open to. The language will continue to address the inherent risk in alignment with existing statute, while not requiring fire sprinkler system protection be extended to the remaining spaces of the dwelling. These systems are often connected to the plumbing system and are not nearly as complex as fire sprinkler systems commonly encountered in public or commercial buildings and commonly thought of when considering fire sprinklers. Dwelling designs that do not voluntarily contain sleeping lofts will not be subject to the associated residential fire sprinkler requirement. These standards are not applicable to “tiny houses on wheels,” recreational vehicles, or other structures that are subject to vehicle construction requirements and titling processes outside the scope and authority of the division. The division does not regulate any type of wheeled structure.

Additionally, these standards do not apply to manufactured homes which are regulated by the federal government, or to local transitional housing accommodations which are exclusively regulated by local municipalities. These code updates are being made through the division’s standard public interim code amendment process and are based on existing national model code standards. The amended rule language and new code language are attached for reference.

A hearing for these amendments was held on Nov. 18, 2025. The last day for public comment was Nov. 21, 2025.

Summary:

Amends the 2023 Oregon Residential Specialty Code by adding construction provisions to address sleeping lofts and ladders used to access and egress from sleeping lofts via new Section R332.

Contact:

If you have questions or need further information, please contact Eric McMullen, Structural Program Assistant Chief, by email at eric.t.mcmullen@dcbs.oregon.gov or by phone at 503-930-8849.

OFFICE OF THE SECRETARY OF STATE
TOBIAS READ
SECRETARY OF STATE

MICHAEL KAPLAN
DEPUTY SECRETARY OF STATE

ARCHIVES DIVISION
STEPHANIE CLARK
DIRECTOR

800 SUMMER STREET NE
SALEM, OR 97310
503-373-0701

PERMANENT ADMINISTRATIVE ORDER

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12/22/2025 1:46 PM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

BCD 12-2025
CHAPTER 918
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
BUILDING CODES DIVISION

FILING CAPTION: Amends the Oregon Residential Specialty Code provisions for wildfire mitigation and sleeping lofts

EFFECTIVE DATE: 01/01/2026

AGENCY APPROVED DATE: 12/10/2025

CONTACT: Andy Boulton
971-375-7027
andrew.boulton@dcbs.oregon.gov

1535 Edgewater St NW
Salem,OR 97306

Filed By:
Andrew Boulton
Rules Coordinator

AMEND: 918-480-0010

REPEAL: Temporary 918-480-0010 from BCD 8-2025

NOTICE FILED DATE: 10/31/2025

RULE SUMMARY: 918-480-0010: Amends the Oregon Residential Specialty Code making changes to Section R327 to comply with the requirements in Senate Bill 83 (2025). Makes the section available for local adoption and applicable to new construction of new ORSC governed buildings. Will require that local municipalities report to the division if they adopt the section locally and where the section will apply.

918-480-0010: Amends the Oregon Residential Specialty Code by adding construction provisions to address sleeping lofts and ladders used to access and egress from sleeping lofts via new Section R332.

CHANGES TO RULE:

918-480-0010
Amendments to the Oregon Residential Specialty Code ¶

(1) The Oregon Residential Specialty Code is amended pursuant to OAR chapter 918, division 8. Amendments adopted during the code-cycle for inclusion into the Oregon Residential Specialty Code are placed in this rule, showing the section reference and a descriptive caption.¶
(2) Effective October 1, 2024, the 2023 Oregon Residential Specialty Code Section R310.1 is amended for emergency escape and rescue openings that do not open to a public way.¶
(3) Effective April 1, 2025, the 2023 Oregon Residential Specialty Code Section R302.3 is amended to include attached stacked two-family dwellings with increased fire separation at the vertical demising walls between each stacked two-family dwelling.¶
(4) Effective August 5, 2025, the 2023 Oregon Residential Specialty Code Section R327 is amended for additional wildfire hazard mitigation provisions that are available for local adoption. ¶
(5) Effective January 1, 2026, the 2023 Oregon Residential Specialty Code Section R332 is amended to add construction provisions to address sleeping lofts and ladders used to access and egress from sleeping lofts.¶
[Publications: Publications referenced are available for review at the division. See division website for information on where to purchase publications.]
Statutory/Other Authority: ORS 455.020, ORS 455.110, ORS 455.610

Statutes/Other Implemented: ORS 455.610