



2023 Oregon Residential Specialty Code amendments Wildfire Hazard Mitigation – Section R327 Available for local adoption

Purpose of the rule:

This rule will make amendments to the 2023 Oregon Residential Specialty Code (ORSC) that will make wildfire hazard mitigation provisions in Section R327 available for local adoption, define the scope of the section as applicable to new construction of new buildings, and require local municipalities that adopt the section locally to notify the division of the adoption and where the provisions apply.

Citation:

Amends: OAR 918-480-0010

This rule is effective Jan. 1, 2026.

Background:

The division first made Section R327 of the ORSC available for local adoption in 2019. At that time, if a municipality decided to adopt the provisions locally it was required to map where the provisions would apply using the mapping criteria that had been developed and adopted by the Oregon Department of Forestry (ODF). In the 2021 legislative session the legislature passed Senate Bill 762 which was an omnibus statewide wildfire bill impacting all aspects of the state's planning, policy, and programs around wildfire. As a part of the work implementing SB 762 ODF withdrew its mapping criteria to give way for the planned statewide wildfire hazard map. This statewide map was also to be the basis for updated wildfire hazard mitigation provisions of the residential code which would apply in high hazard zones.

Ultimately, in the 2025 session, the legislature repealed the statewide wildfire hazard map and any regulatory requirements that were to be attached to it. In place of the map, the legislature, in Senate Bill 83, directed the division to make Section R327 available for local adoption and redefined the scope of the section to apply to new construction of new buildings. In August of 2025, the division adopted temporary rules amending Section R327 as directed by Senate Bill 83.

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

Summary:

Amends the Oregon Residential Specialty Code making changes to Section R327 to comply with the requirements in Senate Bill 83. Makes the section available for local adoption and applicable to new construction of new ORSC governed buildings. The rules will require that local municipalities report to the division if they adopt the section locally and where the section will apply.

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.





PERMANENT ADMINISTRATIVE ORDER

BCD 12-2025

CHAPTER 918

DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

BUILDING CODES DIVISION

FILED

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

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

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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