

2026 Oregon Residential Specialty Code Adoption

Purpose of the rules

These rules adopt the 2026 Oregon Residential Specialty Code (ORSC). The 2026 ORSC is based on the 2024 edition of the International Residential Code for One- and Two-Family Dwellings (IRC), with Oregon specific amendments.

Citation

Amends OAR 918-480-0005 and OAR 918-480-0010

Effective dates:

- Administrative provisions (Chapter 1): effective and mandatory Oct. 1, 2026
- Construction provisions (Chapters 2 - 44 and appendices): effective Oct. 1, 2026, with a six-month phase-in period and mandatory April 1, 2027

Background

At its Aug. 5, 2025, meeting, the Residential and Manufactured Structures Board (RMSB) selected a technical code review committee to review the board-selected base model code, public proposals, Oregon amendments, and existing alternate methods. The ORSC technical review committee completed an analysis of the 2024 International Residential Code (IRC) changes, existing Oregon amendments, and statewide alternate method rulings. The committee met several times between Oct. 6, 2025, and Dec. 15, 2025, to review potential code changes, finalizing its recommendations to the board. The RMSB met on Jan. 7, 2026, and approved the committee's recommendations for the structural, fire life safety, and mechanical provisions of the 2026 ORSC. The RMSB met again on Feb. 18, 2026, and approved the committee's recommendations for energy provisions for the 2026. A public hearing notice was filed on July 27, 2026. The public hearing was held on Aug. 18, 2026. The public comment period closed on Aug. 21, 2026.

[Access more information about the code adoption process for the 2026 ORSC.](#)

Summary

OAR 918-480-0005 is amended to adopt the 2026 edition of the ORSC. The 2026 ORSC is based on the 2024 IRC and includes Oregon-specific amendments to align with Oregon laws and rules.

OAR 918-480-0010 is amended to remove the 2023 ORSC amendments.

Contact

If you have questions or need further information, please contact Tony Rocco, Structural Program Chief and Housing & Building Safety Manager, anthony.j.rocco@dcbs.oregon.gov.



PERMANENT ADMINISTRATIVE ORDER

BCD 14-2026

CHAPTER 918

DEPARTMENT OF CONSUMER AND BUSINESS SERVICES BUILDING CODES DIVISION

FILED: 09/30/2026 1:56 PM

ARCHIVES DIVISION SECRETARY OF STATE & LEGISLATIVE COUNSEL

FILING CAPTION: Adoption of the 2026 Oregon Residential Specialty Code.

EFFECTIVE DATE: 10/01/2026

AGENCY APPROVED DATE: 09/30/2026

CONTACT:

Pierre Sabagh
503-507-0490
pierre.sabagh@dcbs.oregon.gov
1535 Edgewater St. NW
Salem, OR 97304

Filed By:

Laura Burns
Rules Coordinator

RULES:

918-480-0005, 918-480-0010

AMEND: 918-480-0005

NOTICE FILED DATE: 07/27/2026

RULE SUMMARY: Articulates the contents of the 2026 Oregon Residential Specialty Code, effective October 1, 2026.

CHANGES TO RULE:

918-480-0005

Adopted Oregon Residential Specialty Code ¶¶

(1) The Low-Rise Residential Dwelling Code, identified in ORS 455.610, will be known as the Oregon Residential Specialty Code.¶¶

(2) (a) The Oregon Residential Specialty Code is adopted pursuant to OAR chapter 918, division 8;¶¶

(b) Additional energy provisions are adopted pursuant to OAR chapter 918, division 460, section 500.¶¶

(3) Effective October 1, 2023~~6~~, the 2023~~6~~ Oregon Residential Specialty Code consists of the following:¶¶

(a) The 2024~~4~~ edition of the International Residential Code for One- and Two-Family Dwellings as published by the International Code Council, Inc., Chapters 1 through 24 and Chapter 44, Appendices BA, BE, BF, H, K, R, S, UBG, BI,

~~BJ, BK, BL, and WBM~~, and as further amended by the Division. Chapters 25 through 43, and Appendices ~~AA, AB, AC, D, G, I, J, L, MBB, BC, BD, BH, BN, BO, CA, CB, CC, CD, CE, CF, CG, CH, NA, NB, NC, ND, NE, NF, O, P, Q, T, V, NG, NH, NI, NJ, NK, and XNL~~ are not adopted as part of the 2023~~6~~ Oregon Residential Specialty Code.¶

(b) The low-rise plumbing provisions of the Oregon Residential Specialty Code are adopted in the 2023~~6~~ Oregon Plumbing Specialty Code.¶

(c) The low-rise electrical provisions of the Oregon Residential Specialty Code are adopted in the 2023~~6~~ Oregon Electrical Specialty Code.¶

(d) Low-rise apartment construction provisions of the Oregon Residential Specialty Code are adopted in the 2022~~5~~ Oregon Structural Specialty Code and the 2022~~5~~ Oregon Mechanical Specialty Code.¶

(4) Applicability of code changes to pending applications. Code requirements in effect at the time a plan review or permit application is filed controls the construction under the application unless the applicant agrees to be controlled by subsequent changes.¶

(5) For the purposes of implementing a phase-in period for the 2023~~6~~ Oregon Residential Specialty Code:¶

(a) Chapter 1 of the 2023~~6~~ Oregon Residential Specialty Code is effective October 1, 2023~~6~~ with no phase-in period; and¶

(b) The 2024~~3~~ Oregon Residential Specialty Code, with the exception of Chapter 1, is adopted for a period of six months beginning October 1, 2023~~6~~ and ending March 31, 2024~~7~~.¶

(6) During the six-month phase-in period established in section (5), subsection (b) of this rule, all building departments in the state are required to accept plans for low-rise residential dwellings designed to either the 2023~~6~~ Oregon Residential Specialty Code or to the 2024~~3~~ Oregon Residential Specialty Code.¶

~~[Publications: Publications referenced are available for review at the division. See division website for information on purchasing publications.]~~

Statutory/Other Authority: ORS 455.020, ORS 455.030, ORS 455.110, ORS 455.380, ORS 455.525

Statutes/Other Implemented: ORS 455.610

AMEND: 918-480-0010

NOTICE FILED DATE: 07/27/2026

RULE SUMMARY: Removes previous language amending the 2023 Oregon Residential Specialty Code.

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