
Technical comparison: 2005 ORSC – 2021 ORSC to assist in the implementation of HB 2289(2021)



On June 11, 2021, [House Bill 2289](#) was signed into law and took effect.

Customers impacted:

Owners of properties where existing dwellings or accessory structures were destroyed or interrupted by a wildfire that was identified in an executive order issued by the Governor in accordance with the Emergency Conflagration Act under ORS 476.510 to 476.610 between August 1 and Sept. 30, 2020.

What is required:

The local government shall approve an application to alter, restore or replace a dwelling if the local government determines that the evidence in the record establishes certain criteria of prior legal existence. Once established by the local jurisdiction, the proposed dwelling using the path outlined within the law must; not exceed the floor area of the destroyed dwelling by more than 10 percent; be adequately served by water, sanitation and roads, be located wholly or partially within the footprint of the destroyed dwelling unless the applicant chooses a different location within the same lot or parcel to comply with local flood regulations or to avoid a natural hazard area; and comply with applicable building codes that were in effect on the later of Jan. 1, 2008, or the date of the former dwelling's construction.

The Oregon Residential Specialty Code (ORSC) in effect on Jan. 1, 2008 was the 2005 iteration based on the 2003 International Residential Code (IRC). If the destroyed dwelling following this law was constructed under a successive iteration of the ORSC, the default minimum code used for reconstruction would be the code in effect at the time of original construction. For destroyed dwellings originally constructed under an iteration prior to the 2005 ORSC, the 2005 ORSC would be the default minimum construction standard under this law.

Comparing the relevant ORSC's

The following tables outline significant differences between the 2005 ORSC and every iteration of the ORSC since, to the current 2021 ORSC in a compare/contrast format using the 2021 ORSC as the basis for comparison. **This is not an exhaustive list or a citable reference, but is intended to serve as a quick reference tool for local government partners and our customers.**

2021 ORSC 1 APR 2021		2017 ORSC 1 Oct 2017 - 1 Apr 2021	2014 ORSC 1 Oct 2014 – 30 Sep 2017	2011 ORSC 1 Jul 2011 – 30 Sep 2014	2008 ORSC 1 Apr 2008 – 30 Jun 2011	2005 ORSC 1 Apr 2005 – 31 Mar 2008
STRUCTURAL / LOADING (Ch. 3)	Seismic: Site-specific (6 cat.)	Less accurate (3 cat.)	Less accurate (3 cat.)	Less accurate (3 cat.)	Less accurate (3 cat.)	Less accurate (3 cat.)
	Wind: Basic, site-specific	Ultimate wind	Allowable stress	Allowable stress	Allowable stress	Allowable stress
	Snow: SEAO mapping tool	SLA plus 2013 white paper amendments	Less accurate and less restrictive (SLA)	Less accurate and less restrictive (SLA)	Less accurate and less restrictive (SLA)	Less accurate and less restrictive (SLA)
	Bracing: Modern model method	Primarily model code	Primarily model code	Primarily model code	Hybrid amendment	Hybrid amendment
SMOKE ALARMS (R313 or R314)	<ul style="list-style-type: none"> Requirements for type and location detailed Wireless interconnection allowed Household fire alarm sys. allowed 	Same base requirements <ul style="list-style-type: none"> Less specific 	Same base requirements <ul style="list-style-type: none"> Less accurate (placement near cooking appliances) 	Same base requirements <ul style="list-style-type: none"> Less accurate (placement near cooking appliances) No wireless interconnection 	Same base requirements <ul style="list-style-type: none"> Less accurate (placement near cooking appliances) No wireless interconnection 	<ul style="list-style-type: none"> Less restrictive / accurate (placement near cooking appliances) No wireless interconnection No household fire alarm
CO ALARMS (R315)	Required in sleeping rooms or within 15 ft. and on each story <ul style="list-style-type: none"> Interconnection required 	Same base requirements <ul style="list-style-type: none"> Interconnection not required 	Same base requirements <ul style="list-style-type: none"> Interconnection not required 	Same base requirements <ul style="list-style-type: none"> Interconnection not required 	Not required in the code, however, see ORS 455.360	Not required in the code, however, see ORS 455.360
GUARDS (R312)	Detailed loading requirements	Same base requirements – Less specific load resistance	Same base requirements – Less specific load resistance	Same base requirements – Less specific load resistance	Same base requirements – Less specific load resistance	Same base requirements – Less specific load resistance
WINDOW FALL PROTECTION (R312 / R612)	Required if operable opening is: <ul style="list-style-type: none"> < 24 in. above finished floor > 72 in. above grade or other flat surface on exterior 	Similar base requirements	Similar base requirements	Similar base requirements	Not adopted	Not required
HAZARDOUS GLAZING (R308)	Detailed location requirements Intended application clearer	Similar requirements	Similar requirements Less detailed location requirements	Similar requirements Less detailed location requirements	Similar requirements Less detailed location requirements	Similar requirements Less detailed location requirements
EERO (R310)	<ul style="list-style-type: none"> Basements/sleeping rooms/habitable attics Clear area: 5.7 ft² min. Clear height: 24 in. min. Clear width: 20 in. min. Door options 	Same base requirements <ul style="list-style-type: none"> Basements/sleeping rooms Door options 	Same base requirements <ul style="list-style-type: none"> Basements/sleeping rooms No door options 	Same base requirements <ul style="list-style-type: none"> Basements/sleeping rooms No door options 	Same base requirements <ul style="list-style-type: none"> Basements/sleeping rooms No door options 	Less restrictive <ul style="list-style-type: none"> Basements/sleeping rooms Clear height: 22 in. min. No door options
ENERGY (Chapter 11)	Increased thermal envelope Required: <ul style="list-style-type: none"> More air sealing One additional measure and Ducts must be inside envelope 	Less restrictive prescriptive envelope <ul style="list-style-type: none"> Less air sealing req'd Two additional measures Ducts not required to be inside envelope 	Less restrictive prescriptive envelope <ul style="list-style-type: none"> One additional measure required Less air sealing req'd Ducts not required to be inside envelope 	Less restrictive prescriptive envelope <ul style="list-style-type: none"> One additional measure required Less air sealing req'd Ducts not required to be inside envelope 	Less restrictive prescriptive envelope <ul style="list-style-type: none"> One additional measure required Less air sealing req'd Ducts not required to be inside envelope 	Reduced thermal envelope <ul style="list-style-type: none"> 10 prescriptive paths No additional measures Less air sealing req'd Ducts not required to be inside envelope

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KITCHEN RANGE HOODS (M1503 / M1502)	Required: <ul style="list-style-type: none"> Discharge to outdoors Exception: Where mechanical exhaust and natural ventilation provided 	More restrictive / Required: <ul style="list-style-type: none"> Discharge to outdoors Recirculating hoods not allowed 	More restrictive / Required: <ul style="list-style-type: none"> Discharge to outdoors Recirculating hoods not allowed 	More restrictive / Required: <ul style="list-style-type: none"> Discharge to outdoors Recirculating hoods not allowed 	More restrictive / Required: <ul style="list-style-type: none"> Discharge to outdoors Recirculating hoods not allowed 	Less restrictive / Required: <ul style="list-style-type: none"> Discharge to outdoors Allows recirculation without mechanical exhaust and natural ventilation
FIRE PROTECTED UNDER-FLOOR (R302.13 or R501.3)	Required: 1/2" gyp. board or 5/8" plywood with exception to: <ul style="list-style-type: none"> Fire sprinklers are provided Crawlspace no storage or fuel-fired appliances Space <80 ft² w/ fireblocking Use of min. 2 x 10-dimensional lumber 	Same requirements	Same requirements	Same requirements	Not required	Not required
RADON MITIGATION (Appendix F)	Required in new construction for ORS specified counties	Same requirements	Same requirements	Same requirements	Not required – See ORS 455.365 enacted in 2010	Not required – See ORS 455.365 enacted in 2010
DRAINAGE (R703.1)	Drainage plane and integrated flashings required to drain water to exterior.	Same requirements	Same requirements	Same requirements	Less restrictive / specific	Not required
MINIMUM ROOM AREAS (R304)	Habitable Room Any habitable room: Min. 70 ft ² area (except kitchens) Horizontal dimension: Min. 7 ft. (except kitchens)	Same requirements	Similar requirements Except one habitable room: Min. 120 ft ² floor area	Similar requirements Except one habitable room: Min. 120 ft ² floor area	Similar requirements Except one habitable room: Min. 120 ft ² floor area	Similar requirements Except one habitable room: Min. 120 ft ² floor area
CEILING HEIGHT (R305)	Habitable space, hallway, corridor & basement: Min. 7 ft.	Same requirements	More restrictive Habitable room, hallway, corridor, bathroom, toilet room, laundry room & basement: Min. 7 ft.	More restrictive Habitable room, hallway, corridor, bathroom, toilet room, laundry room & basement: Min. 7 ft.	More restrictive Habitable room, hallway, corridor, bathroom, toilet room, laundry room & basement: Min. 7 ft.	More restrictive Habitable room, hallway, corridor, bathroom, toilet room, laundry room & basement: Min. 7 ft.