

**STATE OF OREGON**  
**BUILDING CODES DIVISION**  
**STATEWIDE INTERPRETATION**  
**No. R101.2**  
OREGON RESIDENTIAL SPECIALTY CODE

**SUBJECT:** Smoke alarms in residential aircraft hanger.

**CODE SECTION:** Section R101.2 and R313.1.

**CODE EDITION:** 2005 Edition of the *Oregon Residential Specialty Code*.

**DATE:** May 18, 2005

**QUESTION:** To which code are residential aircraft hanger regulated, specifically pertaining to smoke alarms, the *Oregon Residential Specialty Code* or the *Oregon Structural Specialty Code*?

**ANALYSIS:**

The *Oregon Residential Specialty Code (ORSC)*, Section R101.2 (1) (1.1) states “The requirements of Chapter 1 through Chapter 42 and Appendices A through S as adopted in Section R102.5 apply to: Detached one-and two-family dwellings and townhouses classified as Group R-3 and Group U Occupancies as defined in the *Oregon Structural Specialty Code*; and .....”.

The *Oregon Structural Specialty Code (OSSC)* defines a residential aircraft hanger as; “An accessory building less than 2,000 square feet and 20 feet in height, constructed on a one- or two-family residential property where aircraft are stored. Such use will be considered as a residential accessory use incidental to a dwelling.”

The *OSSC* classifies a residential aircraft hanger as a Group U Occupancy.

The *ORSC*, Section R313.1 states in part; “.....Required smoke alarms shall not be located within kitchens or garages, or other spaces where the temperature can fall below 40<sup>0</sup>F.”

**CONCLUSION:** A residential aircraft hanger would be considered an accessory or incidental structure to a residential home, similar to any other U occupancy used to store cars, boats and/or motor homes, and is therefore required to be constructed in accordance with the *ORSC*. Smoke alarms must be installed to the minimum specifications outlined in Section R313.1 of the *ORSC*. A residential aircraft hanger, as defined by the *OSSC*, is limited to 2,000 square feet in area and 20 feet in height. The hanger must be used for storage of private vehicles (aircraft) only; refueling, maintenance or repair of aircraft (or motor vehicles) is prohibited.