

DIVISION 480
ONE- AND TWO-FAMILY DWELLING
SPECIALTY CODE

918-480-0001**Reasonable Notice to Interested Parties**

Prior to the adoption, amendment or repeal of any rule relating to the **One- and Two-Family Dwelling Specialty Code**, the Building Codes Division shall give notice of intended action:

(1) In the Secretary of State's Bulletin referred to in ORS 183.360 at least 21 days prior to the effective date;

(2) By mailing a copy of the notice to persons on the mailing list established pursuant to ORS 183.335 and 918-001-0210; and (3) To the Capitol Press Room.

Stat. Auth.: ORS 183.335

Stats. Implemented: ORS 183.335

Hist.: BCD 19-1998, f. 9-30-98, cert. ef. 10-1-98

918-480-0002**Low-Rise Residential Dwelling Code**

Prior to April 1, 2005, any references to the **Oregon Residential Specialty Code** shall mean the **Oregon One- and Two-Family Dwelling Specialty Code**.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.610

Stats. Implemented: ORS 455.610

Hist.: BCD 20-2004, f. 9-30-04, cert. ef. 10-1-04

918-480-0005**Minimum Safety Standards for the Design and Construction of Residential Dwellings**

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

(2) Effective April 1, 2008, the **2008 Oregon Residential Specialty Code** is the **2006 Edition** of the **International Residential Code for One- and Two-Family Dwellings**, as published by the International Code Council, Inc. and as further amended by the Building Codes Division.

(3) For the purposes of implementing a phase-in period for the **2008 Oregon Residential Specialty Code**, the **2005 Oregon Residential Specialty Code** is adopted for a period of 90-days beginning April 1, 2008 and ending June 30, 2008.

(4) During the 90-day phase-in period established in subsection (3), all building departments in the state are required to accept plans for low-rise residential dwellings designed to either the **2008 Oregon Residential Specialty Code** or to the **2005 Oregon Residential Specialty Code**.

(5) Applicability of code changes to pending applications. Code requirements in effect at the time a

plan review or permit application is filed shall control the construction under the application unless the applicant agrees to be controlled by subsequent changes.

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

Stat. Auth.: ORS 455.020, 455.030, 455.110, 455.380 & 455.525

Stats. Implemented: ORS 455.610

Hist.: DC 11-1986, f. 6-30-86, ef. 7-1-86; DC 6-1987(Temp), f. & ef. 4-3-87; Renumbered from 814-031-0005; BCA 3-1990, f. 1-30-90, cert. ef. 4-1-90; BCA 7-1990(Temp), f. 3-23-90, cert. ef. 4-1-90; BCA 21-1990, f. 8-28-90, cert. ef. 9-24-90; BCA 30-1990, f. 12-21-90, cert. ef. 1-1-92; BCA 8-1991, f. 4-10-91, cert. ef. 7-1-91; BCA 32-1991(Temp), f. & cert. ef. 9-30-91; BCA 1-1992, f. & cert. ef. 2-6-91; BCA 4-1992(Temp), f. 3-4-92, cert. ef. 3-5-92; BCA 6-1992, f. 3-24-92, cert. ef. 3-27-92; BCA 13-1992, f. 6-29-92, cert. ef. 7-1-92; BCA 28-1992(Temp), f. 12-30-92, cert. ef. 1-1-93; BCA 3-1993(Temp), f. & cert. ef. 3-3-93; BCA 7-1993, f. 4-28-93, cert. ef. 5-1-93; BCA 10-1993(Temp), f. & cert. ef. 6-11-93; BCD 3-1996, f. 2-2-96, cert. ef. 4-1-96; BCD 19-1998, f. 9-30-98, cert. ef. 10-1-98, Renumbered from 918-480-0000; BCD 3-2000, f. 1-14-00 cert. ef. 4-1-00; BCD 33-2002, f. 12-20-02 cert. ef. 4-1-03; BCD 15-2004, f. 9-10-04, cert. ef. 10-1-04; BCD 5-2005, f. & cert. ef. 3-28-05; BCD 5-2008, f. 2-22-08, cert. ef. 4-1-08

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

(1) The **Oregon Residential Specialty Code** is adopted and amended pursuant to OAR chapter 918, division 8. Amendments adopted for inclusion into the **Oregon Residential Specialty Code** are placed in this rule, showing the section reference, a descriptive caption and a short description of the amendment.

(2) Effective April 1, 2008:

(a) The **2006 Edition of the Uniform Plumbing Code** as published by the International Association of Plumbing and Mechanical Officials and amended by the division are adopted as the plumbing provisions of the **Oregon Residential Specialty Code**; and

(b) The **2008 Edition of the NFPA 70, National Electrical Code** and amended by the division are adopted as the electrical provisions of the **Oregon Residential Specialty Code**. See OAR chapter 918, division 305 for Oregon amendments to **NFPA 70, National Electrical Code**.

(c) Effective April 1, 2007 Appendix N, Low-Rise Multiple-Family Dwelling Construction is moved from the 2005 Oregon Residential Specialty Code to the **2007 Oregon Structural Specialty Code**.

(3) During the phase-in period established in OAR 918-480-0005(3), plans designed to the **2005**

Oregon Residential Specialty Code must use the plumbing and electrical provisions included in that 2005 code; plans designed to the **2008 Oregon Residential Specialty Code** must use the plumbing and electrical provisions adopted in this rule.

(4) Effective July 3, 2008, the **2008 Oregon Residential Specialty Code** is amended as follows:

(a) Section R 109.1.4.1 is deleted and replaced with the following: The requirement in R318.2 that all moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members is not subject to inspection by the authority having jurisdiction.

(b) Section R318.2 is amended to read: Moisture content. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

(A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.

(B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved form that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

[Publications: Publications referenced are available for review at the division. See division web site for information on where to purchase publications.]

Stat. Auth.: ORS 455.020, 455.110, 455.525 & 455.610

Stats. Implemented: ORS 455.610

Hist.: BCA 18-1993, f. 8-24-93, cert. ef. 8-29-93; BCA 28-1993, f. 10-22-93, cert. ef. 1-1-94; BCA 29-1993, f. 11-24-93, cert. ef. 12-1-93; BCD 6-1995, f. 3-31-95, cert. ef. 4-1-95; BCD 3-1996, f. 2-2-96, cert. ef. 4-1-96; BCD 22-1996(Temp), f. 10-1-96, cert. ef. 10-4-96; BCD 5-1997, f. 3-21-97, cert. ef. 4-1-97; Administrative Reformatting 1-19-98; BCD 3-1998, f. 1-29-98, cert. ef. 4-1-98; BCD 19-1998, f. 9-30-98, cert. ef. 10-1-98; BCD 3-2000, f. 1-14-00 cert. ef. 4-1-00; BCD 19-2000(Temp), f. & cert. ef. 8-15-00 thru 2-10-01; BCD 32-2000, f. 12-27-00, cert. ef. 1-1-01; BCD 3-2001, f. 2-9-01, cert. ef. 3-1-01; BCD 2-2002, f. 3-5-02, cert. ef. 4-1-02; BCD 22-2002(Temp), f. 9-13-02 cert. ef. 10-1-02 thru 3-29-03; BCD 30-2002, f. 12-6-02, cert. ef. 1-1-03; BCD 1-2003(Temp), f. & cert. ef. 1-10-03 thru 3-31-03; BCD 33-2002, f. 12-20-02 cert. ef. 4-1-03; BCD 15-2004, f. 9-10-04, cert. ef. 10-1-04; BCD 5-2005, f. & cert. ef. 3-28-05; BCD 9-2006, f. 6-30-06, cert. ef. 7-1-06; BCD 1-2007, f. 2-15-07, cert. ef. 4-1-07; BCD 5-2008, f. 2-22-08, cert. ef. 4-1-08; BCD 13-2008(Temp), f. & cert. ef. 7-3-08 thru 12-30-08

918-480-0020

One- and Two-Family Dwelling Permit Fees

(1) Effective July 1, 1999, the Building Codes Division fees for administration of the **Oregon One- and Two-Family Dwelling Specialty Code** are found in **Table 1-A** of the **Oregon Structural Specialty Code** and **Table 1-A** of the **Oregon Mechanical Specialty Code** as reprinted in the **One- and Two-Family Dwelling Specialty Code** as adopted in OAR 918-480-0005. These fees are based on 130 percent of the **Uniform Building Code** and **Uniform Mechanical Code** as published by the International Conference of Building Officials, as authorized in ORS 455.210.

(2) Amend **Table 1-A** Structural Permit Fees as follows: [Table not included. See ED. NOTE.]

(3) Amend **Table 1-A** Mechanical Permit Fees as follows: [Table not included. See ED. NOTE.]

[ED. NOTE: Tables referenced are printed at the end of this division.]

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.020 & 455.210

Stats. Implemented: ORS 455.210

Hist.: BCD 8-1999(Temp), f. & cert. ef. 7-1-99 thru 12-27-99; BCD 11-1999, f. 9-7-99, cert. ef. 10-1-99; BCD 33-2002, f. 12-20-02 cert. ef. 4-1-03; BCD 15-2004, f. 9-10-04, cert. ef. 10-1-04

918-480-0030

Phased Project and Deferred Submittal Fees

When requested to review and approve plans for phased construction or deferred plan submittals under the **One- and Two-Family Dwelling Specialty Code**, the following fees in addition to the applicable plan review and permit fees shall apply:

(1) Phased Permits. There shall be an application fee of \$50 for each separate phase of the project. In addition, the plan review fee shall be increased in an amount equal to 10 percent of the building permit fee calculated according to OAR 918-480-0020 using the value of the particular phase of the project, not to exceed an additional \$1,500 for each phase.

(2) Deferred Submittals. The fee for processing and reviewing deferred plan submittals shall be an amount equal to 65 percent of the building permit fee calculated according to OAR 918-480-0020 using the value of the particular deferred portion or portions of the project. This fee is in addition to the project plan review fee based on total project value.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.020

Stats. Implemented: ORS 455.020

Hist.: BCD 26-2001, f. 12-28-01, cert. ef. 1-1-02

918-480-0100

Purpose and Scope

(1) The building official may allow an alternate to the minimum requirements of the **One- and Two-Family Dwelling Specialty Code** as authorized by ORS 455.610, which may include, but is not limited to, installation of an automatic fire sprinkler system, where it is determined the fire apparatus means of approach to a property or the fire fighting water supply serving a property, does not meet the local standards adopted in accordance with the applicable fire code and state building code requirements. The rule shall apply only to dwellings and habitable rooms within accessory structures built under the **One- and Two-Family Dwelling Specialty Code** unless otherwise stated in the land use approvals for accessory structures built under this code.

(2) These rules are not intended to automatically require construction elements that are not otherwise required by the **One- and Two-Family Dwelling Specialty Code**.

(3) A request for an alternate under these rules may be approved only where the property is included in an area:

(a) Where there is an established and recognized provider of fire protection services; and

(b) Where there are local standards adopted in accordance with applicable fire code and state building code requirements identified for fire fighting water supply or fire apparatus access roads that include any or all of the following: public access roads, shared private access roads and private driveways.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.610

Stats. Implemented: ORS 455.610

Hist.: BCD 20-2002, f. 8-1-02, cert. ef. 10-1-02

918-480-0110

Definitions

For the purpose of these rules:

(1) "Fire Apparatus Means of Approach" may include a public access road, a shared private access road or a private driveway.

(2) "Private Driveway" means a private road giving fire apparatus access from a public access road or shared private access road to a building or buildings on a single property.

Stat. Auth.: ORS 455.610

Stats. Implemented: ORS 455.610

Hist.: BCD 20-2002, f. 8-1-02, cert. ef. 10-1-02

918-480-0120

Approval of an Alternate Method of Construction

The building official shall ensure the following criteria have been met when allowing the use of an approved alternate method of fire protection under the scope of these rules:

(1) The alternate shall be at the request of the applicant;

(2) For lots of record created on or after January 1, 2002, the building official shall confirm the fire official having authority has, in accordance with the adopted fire code:

(a) Approved the alternate to adopted fire apparatus access road, private driveway or fire fighting water supply standards during the land use approval process; and

(b) The approved alternate has been recorded on the property deed as a requirement for future construction.

(3) For lots of record created before January 1, 2002, the building official shall, prior to authorizing an alternate allowing the development of a parcel that could not otherwise be developed because it cannot meet adopted fire access road, private driveway or fire fighting water supply standards, consult with the fire official having authority to approve an alternate to fire access and water supply standards under the adopted fire code;

(4) Providing the requirements of this rule are met, the local building official is authorized to enforce the conditions of an approved alternate method of construction when it is part of the building construction; and

(5) When the approved alternate is a fire sprinkler system, the minimum standard for installation within one- and two-family dwellings shall be the **1999 Edition of NFPA 13-D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes**.

[Publications: Publications referenced are available from the agency.]

Stat. Auth.: ORS 455.610

Stats. Implemented: ORS 455.610

Hist.: BCD 20-2002, f. 8-1-02, cert. ef. 10-1-02

918-480-0130

Conventional Light Frame Construction

As per ORS 455.628, construction documents designed, prepared and sealed by an Oregon licensed architect or engineer, who is also certified in the state of Oregon as one and two family dwelling plans examiners, are not required to obtain plan review for conventional light frame construction for detached one and two family dwellings. For the purpose of this rule, "Conventional Light Frame Construction" shall be defined as a type of construction that complies with the requirements under the latest edition of the Oregon One and Two Family Dwelling Specialty Code (Code) and subject to the following limitations:

(1) Buildings shall be designed such that its vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gage steel framing members as allowed by the code;

(2) Buildings shall be subject to the maximum height and story limitations as specified in the code;

(3) Bearing wall floor-to-floor heights shall not exceed those specified in the code;

(4) All design loads, including wind and seismic loading shall not be less than those allowed by the code;

(5) Site topography and site geotechnical limitations shall not exceed those allowed by the code; and

(6) Buildings subject to the irregular building limitations as specified in the code.

Stat. Auth.: ORS 455.020, 455.030 & 455.628

Stat. Implemented.: ORS 455.628

Hist.: BCD 11-2004, f. 8-13-04, cert. ef. 10-1-04

918-480-0140

Certificates of Occupancy- Residential

(1) Prior to occupancy of a new residential dwelling or townhouse the building official must issue a certificate of occupancy in the form and format established by the division, unless a temporary certificate of occupancy is issued by the building official.

(2) This rule applies to a new residential dwelling or townhouse, if the structural permit for construction of the residential dwelling or townhouse was applied for on or after April 1, 2008.

(3) For purposes of this rule, the terms “residential dwelling” and “townhouse” have the same meaning as in section R202 of the **2008 Oregon Residential Specialty Code**.

(4) Before the certificate of occupancy is issued, the general contractor or owner who was issued the structural permit for construction must provide to the building official the contact information and relevant license information for the general contractor, as well as any electrical contractor, H-VAC contractor and plumbing contractor that performed work on the residential dwelling or townhouse.

(5) A building official may revoke a certificate of occupancy or a temporary certificate of occupancy when the residential dwelling or townhouse is in violation of applicable law that poses a threat to health and safety. The revocation must be in writing and state the basis for the revocation of the certificate of occupancy.

Stat. Auth.: ORS 455.055

Stat. Implemented: ORS 455.055

Hist.: BCD 3-2008, f. 2-21-08, cert. ef. 4-1-08

**Table 1-A
One- and Two-Family Dwelling Mechanical Permit Fees**

Permit Issuance

- (1) For the issuance of each permit \$13.00
- (2) For issuing supplemental permit 3.90

Permit Issuance

- (1) For the installation or relocation of each forced-air gravity-type furnace or burner, including ducts and vents attached to such appliances, up to and including 100,000 Btu/h (29.3 kW). 7.80
- (2) For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW). 9.75
- (3) For the installation or relocation of each floor furnace, including vent. 7.80
- (4) For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater. 7.80
- (5) For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit. 3.90
- (6) For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, or cooling system, including installation of controls regulated by this code. 7.80
- (7) For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW). 7.80
- (8) For the installation or relocation of each boiler compressor over three horsepower (10.6 kW), to and including 15 horsepower (52.7 kW), or each absorption system over 1000,000 Btu/h (29.3 kW) to and including 500,000 But/h (146.6. kW). 14.30
- (9) For the installation or relocation of each boiler or compressor over 15 horsepower (105.5kW), or for each absorption system over 500,000 Btu/h (146.6 kw) to and including 1,000,000 Btu/h (512.9kW) 19.50
- (10) For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or for each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW). 29.25
- (11) For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW). 48.75
- (12) For each air-handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. 5.85
- (13) For each air-handling unit exceeding 10,000 cfm (4720 L/s). 9.75
- (14) For each evaporative cooler other than portable type. 5.85
- (15) For each ventilation fan connected to a single duct. 3.90
- (16) For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit. 5.85
- (17) For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood. 5.85

(18) For the installation or relocation of each domestic-type incinerator.	9.75
(19) For the installation or relocation of each commercial or industrial-type incinerator.	39.00
(20) For each appliance or piece of equipment regulated by this code, but not classed in other appliance categories or for which no other fee is listed in this code.	\$5.85
(21) When Chapter 13 is applicable (see Section 103), permit fees for fuel-gas piping shall be as follows:	
For each gas-piping system of one to four outlets.	2.60
For each gas-piping system of five or more outlets, per outlet.65

Other Inspections and Fees:

(1) Inspections outside normal business hours (minimum charge 2 hours)	\$19.50/hr
(2) Reinspection fees assessed under provisions of Section 107.23.	\$19.50/ea
(3) Inspections for which no fee is specifically indicated (minimum charge ½ hour).	\$19.50/hr
(4) Plan review fee	25% of mechanical fee
(5) Additional plan reviews required by changes, additions, or revision to approved plans (minimum charge 1/2 hour).	\$19.50/hr

**Table 1-A
One- and Two-Family Dwelling Structural Permit Fees**

Total Valuation	Fee
\$1 to \$500	\$13
\$501 to \$2,000	\$13 for the first \$500 plus \$1.95 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$42.25 for the first \$2,000 plus \$7.80 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$221.65 for the first \$25,000 plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000 to \$100,000	\$367.90 for the first \$50,000 plus \$3.90 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 and up	\$562.90 for the first \$100,000 plus \$3.25 for each additional \$1,000 or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours.....\$19.50 per hour
2. Reinspection fees assessed under provisions of section 108.8.....\$19.50 each
3. Inspections for which no fee is specifically indicated
(minimum charge ½ hour).....\$19.50 per hour
4. Plan review fee.....65 percent of structural permit
5. Additional plan review required by changes additions or revisions
to approved plans (minimum charge ½ hour).....\$19.50 per hour