

HB 2737 STAFF MEASURE SUMMARY

Senate Committee On Business and Transportation

Prepared By: Patrick Brennan, LPRO Analyst

Meeting Dates: 5/22

WHAT THE MEASURE DOES:

Requires the Director of the Department of Consumer and Business Services to adopt amendments to specialty codes to establish standards for building homes that are 400 square feet or fewer. Provides specific codes to be adopted in time for amendments to become effective January 1, 2018. Directs the Department to report to interim legislative committees by September 15, 2022, regarding the use of these specialty code amendments in home building. Sunsets January 2, 2024.

FISCAL: Fiscal statement issued

REVENUE: No revenue impact

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

[-A3 amendment] Replaces original measure.

FISCAL:

REVENUE:

BACKGROUND:

The demand for "micro-houses" is driven by a number of factors, including the cost of building materials, efforts to reduce the use of energy and natural resources, housing density goals, and homelessness. Micro-houses have difficulty in meeting the existing residential building code, which was developed for traditional houses. The International Code Council (ICC) has approved new micro-house standards for inclusion in the 2018 ICC code update as an appendix. The Building Codes Division of the Department of Consumer and Business Services (DCBS) typically has a lag of one to three years before adjusting its codes to reflect ICC changes, and ICC changes are necessarily adopted into the Oregon codes.

House Bill 2737-A directs the DCBS Building Codes Division to amend its specialty codes to establish construction standards for houses with a square footage not exceeding 400 square feet. The measure specifies standards for ceiling height, lofts, ladders and egress.

HOUSE VOTE: 43-16