

**HB 2737 A STAFF MEASURE SUMMARY**

**Carrier:** Rep. Barreto, Rep. Bynum

**House Committee On Business and Labor**

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**Action Date:** 04/17/17  
**Action:** Do pass with amendments. (Printed A-Eng.)  
**Vote:** 8-1-0-0  
**Yeas:** 8 - Barreto, Bynum, Doherty, Evans, Fahey, Hack, Heard, Holvey  
**Nays:** 1 - Kennemer  
**Fiscal:** Fiscal impact issued  
**Revenue:** No revenue impact  
**Prepared By:** Jan Nordlund, LPRO Analyst

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**WHAT THE MEASURE DOES:**

Requires Department of Consumer and Business Services to adopt amendments to specialty codes to establish standards for building homes no larger than 400 square feet. Provides specific codes to be adopted. Requires code to be adopted in time for amendments to become effective January 1, 2018. Requires Department to report to interim legislative committee by September 15, 2022, regarding use of these specialty code amendments in home building. Sunsets January 2, 2024.

**ISSUES DISCUSSED:**

- Definitions of recreational vehicle, dwelling and temporary structures
- How unconventional housing structures should be addressed in building code standards
- International Code Council's adoption of Appendix V for inclusion in 2018 code update
- Demand for affordable housing
- Importance of addressing fire and life safety risks
- Whether it is appropriate to place specific building code standards in statute

**EFFECT OF AMENDMENT:**

Replaces original measure.

**BACKGROUND:**

The demand for micro houses is driven by many factors that include cost of materials, efforts to reduce energy and natural resource usage, housing density goals, and homelessness. Micro houses have difficulty meeting the existing residential building code developed for conventional houses. The International Code Council (ICC) has approved new micro house standards for inclusion in the proposed 2018 ICC code update as an appendix. The Building Codes Division of the Department of Consumer and Business Services typically has a lag of one to three years before adjusting its codes to reflect ICC changes, and not all ICC changes are necessarily adopted into the Oregon codes.

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