

**HB 2737 B STAFF MEASURE SUMMARY**

**Carrier:** Sen. Beyer

**Senate Committee On Business and Transportation**

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**Action Date:** 05/24/17

**Action:** Do pass with amendments to the A-Eng bill. (Printed B-Eng.)

**Vote:** 5-0-0-0

**Yeas:** 5 - Beyer, Girod, Monroe, Riley, Thomsen

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

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**WHAT THE MEASURE DOES:**

Requires the Director of the Department of Consumer and Business Services to adopt construction standards for small homes for incorporation into the state building code. Defines "small home" as a dwelling of not more than 600 square feet in size. Specifies that standards are to become effective by January 1, 2018. Requires a report to the appropriate legislative committee by March 1, 2019 regarding implementation and use of small home construction standards. Takes effect on 91st day following adjournment sine die.

**ISSUES DISCUSSED:**

- Tiny home industry in Oregon
- Possible way to address homelessness and need for affordable housing
- Applicability of building codes
- Cost of tiny homes
- Many people choosing to live in smaller homes as lifestyle choice

**EFFECT OF AMENDMENT:**

Replaces the original measure.

**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 delay of one to three years before adjusting its codes to reflect ICC changes, and adopts the ICC changes into the Oregon codes.

House Bill 2737-B directs the DCBS Director to adopt construction standards for small homes, defined as dwellings not more than 600 square feet in size. Standards are to become effective no later than January 1, 2018. The measure requires the Director to report to the appropriate legislative committees regarding implementation by March 1, 2019.