

# House Bill 2737

Sponsored by Representative BARNHART (at the request of Tom Bowerman, Oregon Housing Alliance)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires Director of Department of Consumer and Business Services to establish special construction standards for homes that have floor area of not more than 250 square feet. Identifies certain provisions for inclusion in standards.

## A BILL FOR AN ACT

1  
2 Relating to construction standards for small homes.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2017 Act is added to and made a part of ORS chapter 455.**

5 **SECTION 2. The Director of the Department of Consumer and Business Services shall**  
6 **amend specialty codes to establish special construction standards for single-family dwellings**  
7 **that have a floor area of not more than 250 square feet. The standards shall include, but need**  
8 **not be limited to, provisions that:**

9 (1) **Allow the use of narrower ladders or stairways for access to sleeping lofts, if:**

10 (a) **The loft is open to the interior of the dwelling;**

11 (b) **The loft surface is not more than eight feet above the ground floor of the dwelling;**  
12 **and**

13 (c) **The area of the loft in square feet is not more than 50 percent of the area of the**  
14 **ground floor of the dwelling.**

15 (2) **Eliminate requirements for minimum ceiling height, room size and maintenance of**  
16 **specific temperature levels.**

17 (3) **Allow substitutions for standard energy efficiency measures, if the net heat loss, as**  
18 **determined by standard heat loss analysis and calculation, does not exceed the heat loss of**  
19 **a conventional home of 700 square feet.**

20 (4) **Allow exemption from requirements for electrical service, but require that a dwelling**  
21 **with electrical service has a distribution panel rated at 40 amps or more.**

22 (5) **Allow exemption from the requirement for connection to an external water supply,**  
23 **but require that if a dwelling is connected to an external water supply, the main drain con-**  
24 **necting the dwelling to a wastewater treatment system must be three inches or more in di-**  
25 **ameter.**

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**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.