

Requested by HOUSE COMMITTEE ON BUSINESS AND LABOR

**PROPOSED AMENDMENTS TO  
HOUSE BILL 2737**

1 In line 2 of the printed bill, after “homes” insert “; and prescribing an  
2 effective date”.

3 Delete lines 4 through 25 and insert:

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

6 **“SECTION 2. (1) As used in this section, ‘IRC’ means the Interna-  
7 tional Residential Code, 2018 Edition.**

8 **“(2) The Director of the Department of Consumer and Business  
9 Services shall adopt amendments to the specialty codes to establish  
10 standards as described in this section for prefabricated and site-built  
11 homes that are not more than 400 square feet in size.**

12 **“(3) Except as provided in subsection (4) of this section, habitable  
13 spaces and hallways shall have a ceiling height that is not less than  
14 80 inches.**

15 **“(4) Bathrooms, toilet rooms and kitchens shall have a ceiling  
16 height that is not less than 76 inches.**

17 **“(5) Ceiling height may not be reduced below the minimum heights  
18 required under subsections (3) and (4) of this section by beams, girders,  
19 ducts, lighting or other obstructions.**

20 **“(6) The minimum height requirement in subsections (3) and (4) of  
21 this section do not apply to a loft area.**

1       **“(7) Loft areas used as sleeping or living space:**  
2       **“(a) Must have a floor area of not less than 35 square feet; and**  
3       **“(b) Must not be less than five feet in length in any direction.**  
4       **“(8) If a loft described in subsection (7) of this section has a sloping**  
5 **ceiling:**  
6       **“(a) Except as provided in paragraph (b) of this subsection, any part**  
7 **of the loft that is less than three feet in height between the finished**  
8 **floor and the finished ceiling is excluded from the measurement of**  
9 **square footage for the loft.**  
10       **“(b) For any part of the loft that is below a 6:12 slope or steeper**  
11 **gable roof, any part of the loft that is less than 16 inches in height**  
12 **between the finished floor and the finished ceiling is excluded from the**  
13 **measurement of square footage for the loft.**  
14       **“(9) The access and primary egress for a loft must be by stairway,**  
15 **ladder, alternating tread devices or ship’s ladder.**  
16       **“(10) If a stairway is the access and primary egress for a loft area:**  
17       **“(a) The stairway may not have less than 17 inches of clear width**  
18 **at all points that are at or above the handrail and may not have less**  
19 **than 20 inches of width below the handrail;**  
20       **“(b) Except as provided in paragraph (c) of this subsection, the**  
21 **headroom above the stairway may not be less than 74 inches, meas-**  
22 **ured vertically from the sloped line formed by the tread nosings and**  
23 **landing platform nosings at the middle of the nosing widths;**  
24       **“(c) The headroom above a landing platform may not be less than**  
25 **54 inches;**  
26       **“(d) The risers shall:**  
27       **“(A) Have a height of not less than seven inches and not more than**  
28 **12 inches; and**  
29       **“(B) Be the sum of 15 inches minus three-fourths of the tread**  
30 **height measured in inches;**

1       “(e) The tread depth shall be the sum of 20 inches minus  $\frac{4}{3}$  of the  
2 riser height measured in inches; and

3       “(f) If the ceiling height is less than 74 inches at the point where  
4 the stairway meets the loft, the top riser and tread must be con-  
5 structed as a landing platform that:

6       “(A) Is not less than 18 inches and not more than 22 inches in  
7 depth, measured from the tread nosing of the landing platform to the  
8 edge of the loft; and

9       “(B) Is not less than 16 inches and not more than 18 inches in  
10 height, measured from the landing platform to the loft floor.

11       “(11) Handrails for a stairway must be constructed in compliance  
12 with IRC section R311.7.8.

13       “(12) Guards at open sides of a stairway must be in compliance with  
14 IRC section R312.1.

15       “(13) If a ladder is the access and primary egress for a loft area:

16       “(a) The rungs shall have a width of not less than 12 inches;

17       “(b) The space between the rungs may be not less than 10 inches  
18 and not more than 14 inches;

19       “(c) The space between rungs must be uniform to within three-  
20 eighths of an inch;

21       “(d) The ladder must be capable of supporting a 200-pound load on  
22 any rung; and

23       “(e) The slope of the ladder may not be less than 70 degrees or more  
24 than 80 degrees from horizontal.

25       “(14) If the access or primary egress for a loft area is by alternating  
26 tread devices, the devices must be constructed in compliance with IRC  
27 sections R311.7.11.1 and R311.7.11.2.

28       “(15) If the access or primary egress for a loft area is a ship’s lad-  
29 der, the clear width at and below the handrail may not be less than  
30 20 inches. The ship’s ladder shall be constructed in compliance with

1 IRC sections R311.7.12.1 and R311.7.12.2.

2 “(16) The open sides of a loft shall be equipped with loft guards that  
3 are not less than 36 inches in height, or one-half of the clear height  
4 to the ceiling, whichever is less.

5 “(17) The home shall have emergency escape and rescue openings  
6 in compliance with IRC section R310. For purposes of this subsection,  
7 an egress roof window in a loft used as a sleeping area is in compliance  
8 with IRC section R310 if the bottom of the window opening is not more  
9 than 44 inches above the loft floor and the window is in compliance  
10 with the minimum opening requirements of IRC section R310.2.1.

11 **“SECTION 3.** The Director of the Department of Consumer and  
12 Business Services shall complete the adoption of specialty code  
13 amendments under section 2 of this 2017 Act in time for the amend-  
14 ments to become effective on January 1, 2018.

15 **“SECTION 4.** The Director of the Department of Consumer and  
16 Business Services shall report to an interim committee of the Legis-  
17 lative Assembly relating to construction in the manner provided by  
18 ORS 192.245 no later than September 15, 2022, regarding the use of the  
19 specialty code amendments adopted under section 2 of this 2017 Act in  
20 home construction. The report may include, but need not be limited  
21 to, any recommendations regarding changes to, or continuation or  
22 termination of, the construction of homes under the specialty code  
23 amendments adopted by the director under section 2 of this 2017 Act.

24 **“SECTION 5.** (1) Section 2 of this 2017 Act is repealed January 2,  
25 2024.

26 **“(2)** No earlier than 90 days prior to the date specified in subsection  
27 (1) of this section, the Director of the Department of Consumer and  
28 Business Services shall provide for the repeal of the specialty code  
29 amendments adopted under section 2 of this 2017 Act to become effec-  
30 tive on the date specified in subsection (1) of this section.

1        **SECTION 6. This 2017 Act takes effect on the 91st day after the**  
2        **date on which the 2017 regular session of the Seventy-ninth Legislative**  
3        **Assembly adjourns sine die.”.**

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