

A-Engrossed
House Bill 2423

Ordered by the House April 17
Including House Amendments dated April 17

Introduced and printed pursuant to House Rule 12.00. Pre-session filed (at the request of House Interim Committee on Business and Labor)

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.

Adopts Small Home Specialty Code to regulate construction of homes not more than 400 square feet in size. Requires amendment of Low-Rise Residential Dwelling Code to provide that Small Home Specialty Code supersedes conflicting provisions of Low-Rise Residential Dwelling Code.

Specifies application of fire sprinkler design criteria to small homes. Requires that small home be built with listed heat detector unit alarm or listed photoelectric smoke alarm.

Sunsets Small Home Specialty Code and small home fire sprinkler design, heat detector and smoke alarm provisions on January 2, 2026.

[Prohibits state building code requirement for fire sprinklers in small homes unless requirement applies for all types of single-family residences.]

Takes effect October 1, 2019.

A BILL FOR AN ACT

1
2 Relating to small homes; creating new provisions; amending ORS 197.307, 446.003, 455.010, 455.135,
3 455.156 and 455.610; repealing ORS 455.615; and prescribing an effective date.

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

5 **SECTION 1. Sections 2 and 9 of this 2019 Act are added to and made a part of ORS**
6 **chapter 455.**

7 **SECTION 2. (1) As used in this section, "small home" means a single family residence**
8 **that is not more than 400 square feet in size.**

9 **(2) Notwithstanding ORS 455.020 and 455.030, Appendix Q of the 2018 International Resi-**
10 **dential Code is adopted as a Small Home Specialty Code applicable to the construction of a**
11 **small home.**

12 **(3) Notwithstanding ORS 455.035 and 455.110, the Director of the Department of Con-**
13 **sumer and Business Services shall amend the Low-Rise Residential Dwelling Code as neces-**
14 **sary to ensure that for a small home the provisions of the Small Home Specialty Code**
15 **adopted under this section supersede any conflicting provisions of the Low-Rise Residential**
16 **Dwelling Code. Except to the extent superseded by the Small Home Specialty Code, the con-**
17 **struction of a small home is governed by the Low-Rise Residential Dwelling Code. Specialty**
18 **code provisions that conflict with the Small Home Specialty Code or with the Low-Rise Resi-**
19 **dential Dwelling Code do not apply to a small home.**

20 **(4) Notwithstanding ORS 455.020 and 455.030, the director may not adopt rules amending**
21 **the Small Home Specialty Code. The director may report recommendations for amendment**
22 **of the Small Home Specialty Code to an interim or regular committee of the Legislative As-**
23 **sembly related to business, in the manner provided under ORS 192.245.**

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.

1 (5) Each small home shall be considered a single compartment for purposes of residential
2 fire sprinkler design. The design calculation for a small home sprinkler system shall consider
3 a maximum of two fire sprinklers. The residential fire sprinklers in a small home shall be
4 located according to the location requirements of the installation standard referenced in the
5 state building code.

6 (6) A small home must be built with a listed heat detector unit alarm or a listed photoelectric
7 smoke alarm. The alarm must be installed and located according to the listing requirements
8 specified by the manufacturer, as determined by the Department of Consumer
9 and Business Services or the State Fire Marshal, and may be an alternative or addition to
10 the installation of a second residential fire sprinkler.

11 **SECTION 3.** ORS 455.010 is amended to read:

12 455.010. As used in this chapter, unless the context requires otherwise:

13 (1)(a) "Advisory board" means the board with responsibility for assisting in the adoption,
14 amendment or administration of a specialty code, specifically:

15 (A) The Building Codes Structures Board established under ORS 455.132;

16 (B) The Electrical and Elevator Board established under ORS 455.138;

17 (C) The State Plumbing Board established under ORS 693.115;

18 (D) The Board of Boiler Rules established under ORS 480.535;

19 (E) The Residential and Manufactured Structures Board established under ORS 455.135;

20 (F) The Mechanical Board established under ORS 455.140; or

21 (G) The Construction Industry Energy Board established under ORS 455.492.

22 (b) "Appropriate advisory board" means the advisory board that has jurisdiction over a partic-
23 ular code, standard, license, certification or matter.

24 (2) "Department" means the Department of Consumer and Business Services.

25 (3) "Director" means the Director of the Department of Consumer and Business Services.

26 (4) "Low-Rise Residential Dwelling Code" means the adopted specialty code [*prescribing*] **that,**
27 **subject to section 2 of this 2019 Act, prescribes** standards for the construction of residential
28 dwellings that are three stories or less above grade and have an exterior door for each dwelling
29 unit, but are not facilities or homes described in ORS 443.400 or transient lodging.

30 (5) "Municipality" means a city, county or other unit of local government otherwise authorized
31 by law to administer a building code.

32 (6) "Prefabricated structure":

33 (a) Means a building or subassembly that has been in whole or substantial part manufactured
34 or assembled using closed construction at an off-site location to be wholly or partially assembled
35 on-site. [*Prefabricated structure does not include*]

36 (b) **Does not mean** a manufactured dwelling, recreational structure or recreational vehicle[,]
37 as those terms are defined in ORS 446.003 **or a small home as defined in section 2 of this 2019**
38 **Act.**

39 (7) "Small Home Specialty Code" means the specialty code adopted under section 2 of this
40 2019 Act.

41 [(7)] (8) "Specialty code":

42 (a) Means a code of regulations adopted under ORS 446.062, 446.185, 447.020 (2), 455.020 (2),
43 455.496, 455.610, 455.680, 460.085, 460.360, 479.730 (1) or 480.545 **or section 2 of this 2019 Act.**[, *but*
44 *does not include*]

45 (b) **Does not mean** regulations adopted by the State Fire Marshal pursuant to ORS chapter 476

1 or ORS 479.015 to 479.200 and 479.210 to 479.220.

2 [(8)] (9) "State building code" means the combined specialty codes.

3 [(9)] (10) "Structural code" means the specialty code prescribing structural standards for build-
4 ing construction.

5 [(10)] (11) "Unsafe condition" means a condition caused by earthquake which is determined by
6 the department or any representative of the department to be dangerous to life and property. "Un-
7 safe condition" includes but is not limited to:

8 (a) Any portion, member or appurtenance of a building that has become detached or dislodged
9 or appears likely to fail or collapse and thereby injure persons or damage property; or

10 (b) Any portion, of a building or structure that has been damaged by earthquake, or by fire or
11 explosion resulting from an earthquake, to the extent that the structural strength or stability of the
12 building is substantially less than it was prior to the earthquake.

13 **SECTION 4.** ORS 455.135 is amended to read:

14 455.135. (1) There is established a Residential and Manufactured Structures Board consisting of
15 11 members appointed by the Governor.

16 (2) The members of the board shall assist the Director of the Department of Consumer and
17 Business Services in administering the low-rise residential dwelling program **and Small Home**
18 **Specialty Code** described in this chapter.

19 (3) The board must consist of:

20 (a) One contractor specializing in the construction of residential structures;

21 (b) One contractor specializing in the remodeling of residential structures;

22 (c) One contractor specializing in building multifamily housing three stories or less above grade;

23 (d) One home designer or architect;

24 (e) One building official;

25 (f) One representative of residential building trade subcontractors;

26 (g) One structural engineer;

27 (h) One representative of a utility or energy supplier;

28 (i) One manufacturer of manufactured dwellings;

29 (j) One seller or distributor of new manufactured dwellings; and

30 (k) One public member who does not receive compensation from any interest represented under
31 paragraphs (a) to (j) of this subsection.

32 **SECTION 5.** ORS 455.156 is amended to read:

33 455.156. (1) Notwithstanding any other provision of this chapter, ORS chapter 693 or ORS
34 447.010 to 447.156, 447.992, 479.510 to 479.945, 479.990 or 479.995, the Department of Consumer and
35 Business Services shall carry out the provisions of this section.

36 (2)(a) A municipality that establishes a building inspection program under ORS 455.148 or a
37 plumbing inspection program under ORS 455.150 covering installations under the plumbing specialty
38 code, [or] **the Low-Rise Residential Dwelling Code or the Small Home Specialty Code** may act on
39 behalf of the State Plumbing Board to investigate violations of and enforce ORS 447.040, 693.030 and
40 693.040 and to issue notices of proposed assessment of civil penalties for those violations.

41 (b) A municipality that establishes a building inspection program under ORS 455.148 or an
42 electrical inspection program under ORS 455.150 covering installations under the electrical specialty
43 code, [or] **the Low-Rise Residential Dwelling Code or the Small Home Specialty Code** may act on
44 behalf of the Electrical and Elevator Board to investigate violations of and enforce ORS 479.550 (1)
45 and 479.620 and to issue notices of proposed assessment of civil penalties for those violations.

1 (c) A municipality that establishes a building inspection program under ORS 455.148 or 455.150
2 may investigate violations and enforce any provisions of the program administered by the municipi-
3 pality.

4 (3) The department shall establish:

5 (a) Procedures, forms and standards to carry out the provisions of this section, including but
6 not limited to creating preprinted notices of proposed assessment of penalties that can be completed
7 and served by municipal inspectors;

8 (b) A program to provide that all of the moneys recovered by the department, less collection
9 expenses, be paid to the municipality that initiated the charges when a person charged with a vio-
10 lation as provided in subsection (2) of this section, other than a violation of a licensing requirement,
11 agrees to the entry of an assessment of civil penalty or does not request a hearing, and an order
12 assessing a penalty is entered against the person;

13 (c) A uniform citation process to be used in all jurisdictions of the state for violation of a li-
14 censing requirement. The process may include but need not be limited to all program areas admin-
15 istered by a municipality under ORS 455.148 or 455.150 and may provide a uniform method for
16 checking license status and issuing citations for violation of a licensing requirement, and a con-
17 sistent basis for enforcement of licensing requirements and treatment of violations, including fine
18 amounts;

19 (d) A program to provide a division of the moneys recovered by the department with the
20 municipality that initiated the charges, when a person charged with a violation as provided in sub-
21 section (2) of this section, other than a violation of a licensing requirement, requests a hearing and
22 is assessed a penalty. One-half of the amounts recovered shall be paid to the municipality. The de-
23 partment shall keep an amount equal to its costs of processing the proceeding and collection ex-
24 penses out of the remaining one-half and remit the balance, if any, to the municipality; and

25 (e) A program to require municipalities to investigate violations of the department's permit re-
26 quirements for plumbing installations and services under the plumbing specialty code and for
27 plumbing and electrical installations and services under the Low-Rise Residential Dwelling Code **or**
28 **Small Home Specialty Code**, and to:

29 (A) Initiate notices of proposed assessment of civil penalties as agents of the boards designated
30 in subsection (2) of this section; and

31 (B) Pay the agents of the boards out of net civil penalty recoveries as if the recoveries were
32 under paragraphs (b) and (d) of this subsection.

33 (4) The assessment of a civil penalty under this section by a municipality is subject to the
34 amount limitations set forth in ORS 455.895.

35 (5)(a) It shall be a defense for any person charged with a penalty for violation of a building in-
36 spection program permit requirement covering plumbing installations under the plumbing specialty
37 code, electrical permit requirements under ORS 479.550 or plumbing or electrical requirements un-
38 der the Low-Rise Residential Dwelling Code **or Small Home Specialty Code** that the person was
39 previously penalized for the same occurrence.

40 (b) A building inspection program permit requirement is a requirement contained in a specialty
41 code or municipal ordinance or rule requiring a permit before the particular installations covered
42 by the codes are commenced.

43 (c) A penalty for the same occurrence includes a combination of two or more of the following
44 that are based on the same plumbing or electrical installation:

45 (A)(i) An investigative or other fee added to an electrical permit fee when a permit was obtained

1 after the electrical installation was started;

2 (ii) A civil penalty pursuant to ORS 479.995 for violation of ORS 479.550 for failure to obtain
3 an electrical permit;

4 (iii) A civil penalty pursuant to ORS 455.895 for failure to obtain an electrical permit under the
5 Low-Rise Residential Dwelling Code **or Small Home Specialty Code**; or

6 (iv) A municipal penalty, other than an investigative fee, for making an electrical installation
7 under the electrical specialty code, [or] the Low-Rise Residential Dwelling Code **or the Small Home**
8 **Specialty Code** without a permit; or

9 (B)(i) An investigative or other fee added to a plumbing permit fee when a permit was obtained
10 after the plumbing installation was started;

11 (ii) A civil penalty pursuant to ORS 447.992 for failure to obtain a plumbing permit as required
12 under the plumbing specialty code;

13 (iii) A civil penalty pursuant to ORS 455.895 for failure to obtain a plumbing permit under the
14 Low-Rise Residential Dwelling Code; or

15 (iv) A municipal penalty, other than an investigative fee, for making a plumbing installation
16 under the plumbing specialty code, [or] the Low-Rise Residential Dwelling Code **or the Small Home**
17 **Specialty Code** without a permit.

18 **SECTION 6.** ORS 455.610 is amended to read:

19 455.610. (1) The Director of the Department of Consumer and Business Services shall adopt, and
20 amend as necessary, a Low-Rise Residential Dwelling Code that, **except as provided in section 2**
21 **of this 2019 Act**, contains all requirements, including structural design provisions, related to the
22 construction of residential dwellings three stories or less above grade. The code provisions for
23 plumbing and electrical requirements must be compatible with other specialty codes adopted by the
24 director. The Electrical and Elevator Board, the Mechanical Board and the State Plumbing Board
25 shall review, respectively, amendments to the electrical, mechanical or plumbing provisions of the
26 code.

27 (2) Changes or amendments to the code adopted under subsection (1) of this section may be made
28 when:

29 (a) Required by geographic or climatic conditions unique to Oregon;

30 (b) Necessary to be compatible with other statutory provisions;

31 (c) Changes to the national codes are adopted in Oregon; or

32 (d) Necessary to authorize the use of building materials and techniques that are consistent with
33 nationally recognized standards and building practices.

34 (3) Notwithstanding ORS 455.030, 455.035, 455.110 and 455.112, the director may, at any time
35 following appropriate consultation with the Mechanical Board or Building Codes Structures Board,
36 amend the mechanical specialty code or structural specialty code to ensure compatibility with the
37 Low-Rise Residential Dwelling Code.

38 (4) The water conservation provisions for toilets, urinals, shower heads and interior faucets
39 adopted in the Low-Rise Residential Dwelling Code shall be the same as those adopted under ORS
40 447.020 to meet the requirements of ORS 447.145.

41 (5) The Low-Rise Residential Dwelling Code shall be adopted and amended as provided by ORS
42 455.030 and 455.110.

43 (6) The director, by rule, shall establish uniform standards for a municipality to allow an alter-
44 nate method of construction to the requirements for one and two family dwellings built to the
45 Low-Rise Residential Dwelling Code **or Small Home Specialty Code** in areas where the local ju-

1 jurisdiction determines that the fire apparatus means of approach to a property or water supply
2 serving a property does not meet applicable fire code or state building code requirements. The al-
3 ternate method of construction, which may include but is not limited to the installation of automatic
4 fire sprinkler systems, must be approved in conjunction with the approval of an application under
5 ORS 197.522.

6 (7) For lots of record existing before July 2, 2001, or property that receives any approval for
7 partition, subdivision or construction under ORS 197.522 before July 2, 2001, a municipality allowing
8 an alternate method of construction to the requirements for one and two family dwellings built to
9 the Low-Rise Residential Dwelling Code **or Small Home Specialty Code** may apply the uniform
10 standards established by the director pursuant to subsection (6) of this section. For property that
11 receives all approvals for partition, subdivision or construction under ORS 197.522 on or after July
12 2, 2001, a municipality allowing an alternate method of construction to the requirements for one and
13 two family dwellings built to the Low-Rise Residential Dwelling Code **or Small Home Specialty**
14 **Code** must apply the uniform standards established by the director pursuant to subsection (6) of this
15 section.

16 **SECTION 7.** ORS 197.307 is amended to read:

17 197.307. (1) The availability of affordable, decent, safe and sanitary housing opportunities for
18 persons of lower, middle and fixed income, including housing for farmworkers, is a matter of state-
19 wide concern.

20 (2) Many persons of lower, middle and fixed income depend on government assisted housing as
21 a source of affordable, decent, safe and sanitary housing.

22 (3) When a need has been shown for housing within an urban growth boundary at particular
23 price ranges and rent levels, needed housing shall be permitted in one or more zoning districts or
24 in zones described by some comprehensive plans as overlay zones with sufficient buildable land to
25 satisfy that need.

26 (4) Except as provided in subsection (6) of this section, a local government may adopt and apply
27 only clear and objective standards, conditions and procedures regulating the development of hous-
28 ing, including needed housing. The standards, conditions and procedures:

29 (a) May include, but are not limited to, one or more provisions regulating the density or height
30 of a development.

31 (b) May not have the effect, either in themselves or cumulatively, of discouraging needed hous-
32 ing through unreasonable cost or delay.

33 (5) The provisions of subsection (4) of this section do not apply to:

34 (a) An application or permit for residential development in an area identified in a formally
35 adopted central city plan, or a regional center as defined by Metro, in a city with a population of
36 500,000 or more.

37 (b) An application or permit for residential development in historic areas designated for pro-
38 tection under a land use planning goal protecting historic areas.

39 (6) In addition to an approval process for needed housing based on clear and objective standards,
40 conditions and procedures as provided in subsection (4) of this section, a local government may
41 adopt and apply an alternative approval process for applications and permits for residential devel-
42 opment based on approval criteria regulating, in whole or in part, appearance or aesthetics that are
43 not clear and objective if:

44 (a) The applicant retains the option of proceeding under the approval process that meets the
45 requirements of subsection (4) of this section;

1 (b) The approval criteria for the alternative approval process comply with applicable statewide
2 land use planning goals and rules; and

3 (c) The approval criteria for the alternative approval process authorize a density at or above
4 the density level authorized in the zone under the approval process provided in subsection (4) of this
5 section.

6 (7) Subject to subsection (4) of this section, this section does not infringe on a local
7 government's prerogative to:

8 (a) Set approval standards under which a particular housing type is permitted outright;

9 (b) Impose special conditions upon approval of a specific development proposal; or

10 (c) Establish approval procedures.

11 (8) In accordance with subsection (4) of this section and ORS 197.314, a jurisdiction may adopt
12 any or all of the following placement standards, or any less restrictive standard, for the approval
13 of manufactured homes located outside mobile home parks:

14 (a) The manufactured home shall be multisectional and enclose a space of not less than 1,000
15 square feet.

16 (b) The manufactured home shall be placed on an excavated and back-filled foundation and en-
17 closed at the perimeter such that the manufactured home is located not more than 12 inches above
18 grade.

19 (c) The manufactured home shall have a pitched roof, except that no standard shall require a
20 slope of greater than a nominal three feet in height for each 12 feet in width.

21 (d) The manufactured home shall have exterior siding and roofing which in color, material and
22 appearance is similar to the exterior siding and roofing material commonly used on residential
23 dwellings within the community or which is comparable to the predominant materials used on sur-
24 rounding dwellings as determined by the local permit approval authority.

25 (e) The manufactured home shall be certified by the manufacturer to have an exterior thermal
26 envelope meeting performance standards which reduce levels equivalent to the performance stan-
27 dards required of single-family dwellings constructed under the [*state building*] **Low-Rise Residen-**
28 **tial Dwelling** Code as defined in ORS 455.010.

29 (f) The manufactured home shall have a garage or carport constructed of like materials. A ju-
30 risdiction may require an attached or detached garage in lieu of a carport where such is consistent
31 with the predominant construction of immediately surrounding dwellings.

32 (g) In addition to the provisions in paragraphs (a) to (f) of this subsection, a city or county may
33 subject a manufactured home and the lot upon which it is sited to any development standard, ar-
34 chitectural requirement and minimum size requirement to which a conventional single-family resi-
35 dential dwelling on the same lot would be subject.

36 **SECTION 8.** ORS 446.003 is amended to read:

37 446.003. As used in ORS 446.003 to 446.200 and 446.225 to 446.285, and for the purposes of ORS
38 chapters 195, 196, 197, 215 and 227, the following definitions apply, unless the context requires oth-
39 erwise, or unless administration and enforcement by the State of Oregon under the existing or re-
40 vised National Manufactured Housing Construction and Safety Standards Act would be adversely
41 affected, and except as provided in ORS 446.265:

42 (1) "Accessory building or structure" means any portable, demountable or permanent structure
43 established for use of the occupant of the manufactured structure and as further defined by rule by
44 the Director of the Department of Consumer and Business Services.

45 (2)(a) "Alteration" means any change, addition, repair, conversion, replacement, modification or

1 removal of any equipment or installation that may affect the operation, construction or occupancy
2 of a manufactured structure.

3 (b) "Alteration" does not include:

4 (A) Minor repairs with approved component parts;

5 (B) Conversion of listed fuel-burning appliances in accordance with the terms of their listing;

6 (C) Adjustment and maintenance of equipment; or

7 (D) Replacement of equipment or accessories in kind.

8 (3) "Approved" means approved, licensed or certified by the Department of Consumer and
9 Business Services or its designee.

10 (4) "Board" means the Residential and Manufactured Structures Board.

11 (5) "Cabana" means a stationary, lightweight structure that may be prefabricated, or demount-
12 able, with two or more walls, used adjacent to and in conjunction with a manufactured structure to
13 provide additional living space.

14 (6) "Certification" means an evaluation process by which the department verifies a
15 manufacturer's ability to produce manufactured structures to the department rules and to the de-
16 partment approved quality control manual.

17 (7) "Conversion" or "to convert" means the process of changing a manufactured structure in
18 whole or in part from one type of vehicle or structure to another.

19 (8) "Dealer" means any person engaged in the business of selling, leasing or distributing manu-
20 factured structures or equipment, or both, primarily to persons who in good faith purchase or lease
21 manufactured structures or equipment, or both, for purposes other than resale.

22 (9) "Department" means the Department of Consumer and Business Services.

23 (10) "Director" means the Director of the Department of Consumer and Business Services.

24 (11) "Distributor" means any person engaged in selling and distributing manufactured structures
25 or equipment for resale.

26 (12) "Equipment" means materials, appliances, subassembly, devices, fixtures, fittings and
27 apparatuses used in the construction, plumbing, mechanical and electrical systems of a manufactured
28 structure.

29 (13) "Federal manufactured housing construction and safety standard" means a standard for
30 construction, design and performance of a manufactured dwelling promulgated by the Secretary of
31 Housing and Urban Development pursuant to the federal National Manufactured Housing Con-
32 struction and Safety Standards Act of 1974 (Public Law 93-383).

33 (14) "Fire Marshal" means the State Fire Marshal.

34 (15) "Imminent safety hazard" means an imminent and unreasonable risk of death or severe
35 personal injury.

36 (16) "Insignia of compliance" means:

37 (a) For a manufactured dwelling built to HUD standards for such dwellings, the HUD label; or

38 (b) For all other manufactured structures, the insignia issued by this state indicating compliance
39 with state law.

40 (17) "Inspecting authority" or "inspector" means the Director of the Department of Consumer
41 and Business Services or representatives as appointed or authorized to administer and enforce pro-
42 visions of ORS 446.111, 446.160, 446.176, 446.225 to 446.285, 446.310 to 446.350, 446.990 and this sec-
43 tion.

44 (18) "Installation" in relation to:

45 (a) Construction means the arrangements and methods of construction, fire and life safety,

1 electrical, plumbing and mechanical equipment and systems within a manufactured structure.

2 (b) Siting means the manufactured structure and cabana foundation support and tiedown, the
3 structural, fire and life safety, electrical, plumbing and mechanical equipment and material con-
4 nections and the installation of skirting and temporary steps.

5 (19) "Installer" means any individual licensed by the director to install, set up, connect, hook
6 up, block, tie down, secure, support, install temporary steps for, install skirting for or make elec-
7 trical, plumbing or mechanical connections to manufactured dwellings or cabanas or who provides
8 consultation or supervision for any of these activities, except architects registered under ORS
9 671.010 to 671.220 or engineers registered under ORS 672.002 to 672.325.

10 (20) "Listed" means equipment or materials included in a list, published by an organization
11 concerned with product evaluation acceptable to the department that maintains periodic inspection
12 of production of listed equipment or materials, and whose listing states either that the equipment
13 or materials meets appropriate standards or has been tested and found suitable in a specified man-
14 ner.

15 (21) "Lot" means any space, area or tract of land, or portion of a manufactured dwelling park,
16 mobile home park or recreation park that is designated or used for occupancy by one manufactured
17 structure.

18 (22)(a) "Manufactured dwelling" means a residential trailer, mobile home or manufactured home.

19 (b) "Manufactured dwelling" does not include any building or structure constructed to conform
20 to the State of Oregon Structural Specialty Code, [or] the Low-Rise Residential Dwelling Code
21 adopted pursuant to ORS 455.100 to 455.450 and 455.610 to 455.630 **or the Small Home Specialty**
22 **Code adopted under section 2 of this 2019 Act** or any unit identified as a recreational vehicle by
23 the manufacturer.

24 (23) "Manufactured dwelling park" means any place where four or more manufactured dwellings
25 are located within 500 feet of one another on a lot, tract or parcel of land under the same owner-
26 ship, the primary purpose of which is to rent or lease space or keep space for rent or lease to any
27 person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer
28 space free in connection with securing the trade or patronage of such person. "Manufactured
29 dwelling park" does not include a lot or lots located within a subdivision being rented or leased for
30 occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by
31 the local government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010
32 to 92.192.

33 (24)(a) "Manufactured home," except as provided in paragraph (b) of this subsection, means a
34 structure constructed for movement on the public highways that has sleeping, cooking and plumbing
35 facilities, that is intended for human occupancy, that is being used for residential purposes and that
36 was constructed in accordance with federal manufactured housing construction and safety standards
37 and regulations in effect at the time of construction.

38 (b) For purposes of implementing any contract pertaining to manufactured homes between the
39 department and the federal government, "manufactured home" has the meaning given the term in
40 the contract.

41 (25)(a) "Manufactured structure" means a recreational vehicle, manufactured dwelling or recre-
42 ational structure.

43 (b) "Manufactured structure" does not include any building or structure regulated under the
44 State of Oregon Structural Specialty Code, [or] the Low-Rise Residential Dwelling Code **or the**
45 **Small Home Specialty Code**.

1 (26) "Manufacturer" means any person engaged in manufacturing, building, rebuilding, altering,
2 converting or assembling manufactured structures or equipment.

3 (27) "Manufacturing" means the building, rebuilding, altering or converting of manufactured
4 structures that bear or are required to bear an Oregon insignia of compliance.

5 (28) "Minimum safety standards" means the plumbing, mechanical, electrical, thermal, fire and
6 life safety, structural and transportation standards prescribed by rules adopted by the director.

7 (29) "Mobile home" means a structure constructed for movement on the public highways that
8 has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being
9 used for residential purposes and that was constructed between January 1, 1962, and June 15, 1976,
10 and met the construction requirements of Oregon mobile home law in effect at the time of con-
11 struction.

12 (30) "Mobile home park" means any place where four or more manufactured structures are lo-
13 cated within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the
14 primary purpose of which is to rent space or keep space for rent to any person for a charge or fee
15 paid or to be paid for the rental or use of facilities or to offer space free in connection with securing
16 the trade or patronage of such person. "Mobile home park" does not include a lot or lots located
17 within a subdivision being rented or leased for occupancy by no more than one manufactured
18 dwelling per lot if the subdivision was approved by the municipality unit having jurisdiction under
19 an ordinance adopted pursuant to ORS 92.010 to 92.192.

20 (31) "Municipality" means a city, county or other unit of local government otherwise authorized
21 by law to enact codes.

22 (32) "Recreational structure" means a campground structure with or without plumbing, heating
23 or cooking facilities intended to be used by any particular occupant on a limited-time basis for rec-
24 reational, seasonal, emergency or transitional housing purposes and may include yurts, cabins, fabric
25 structures or similar structures as further defined, by rule, by the director.

26 (33) "Recreational vehicle" means a vehicle with or without motive power, that is designed for
27 human occupancy and to be used temporarily for recreational, seasonal or emergency purposes and
28 as further defined, by rule, by the director.

29 (34) "Residential trailer" means a structure constructed for movement on the public highways
30 that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is
31 being used for residential purposes and that was constructed before January 1, 1962.

32 (35) "Sale" means rent, lease, sale or exchange.

33 (36) "Skirting" means a weather resistant material used to enclose the space below the manu-
34 factured structure.

35 (37) "Tiedown" means any device designed to anchor a manufactured structure securely to the
36 ground.

37 (38) "Transitional housing accommodations" means accommodations described under ORS
38 446.265.

39 (39) "Utilities" means the water, sewer, gas or electric services provided on a lot for a manu-
40 factured structure.

41 **SECTION 9. (1) As used in this section, "small home" means a dwelling that is not more**
42 **than 400 square feet in size.**

43 **(2) The Director of the Department of Consumer and Business Services shall adopt con-**
44 **struction standards for small homes for incorporation into the state building code. The con-**
45 **struction standards for small homes must include, but need not be limited to, standards that:**

1 (a) Allow sleeping lofts; and

2 (b) Allow the use of ladders or alternate tread devices as the primary means of egress
3 from a sleeping loft.

4 **SECTION 10.** ORS 455.010, as amended by section 3 of this 2019 Act, is amended to read:
5 455.010. As used in this chapter, unless the context requires otherwise:

6 (1)(a) “Advisory board” means the board with responsibility for assisting in the adoption,
7 amendment or administration of a specialty code, specifically:

8 (A) The Building Codes Structures Board established under ORS 455.132;

9 (B) The Electrical and Elevator Board established under ORS 455.138;

10 (C) The State Plumbing Board established under ORS 693.115;

11 (D) The Board of Boiler Rules established under ORS 480.535;

12 (E) The Residential and Manufactured Structures Board established under ORS 455.135;

13 (F) The Mechanical Board established under ORS 455.140; or

14 (G) The Construction Industry Energy Board established under ORS 455.492.

15 (b) “Appropriate advisory board” means the advisory board that has jurisdiction over a partic-
16 ular code, standard, license, certification or matter.

17 (2) “Department” means the Department of Consumer and Business Services.

18 (3) “Director” means the Director of the Department of Consumer and Business Services.

19 (4) “Low-Rise Residential Dwelling Code” means the adopted specialty code [*that, subject to*
20 *section 2 of this 2019 Act, prescribes*] **prescribing** standards for the construction of residential
21 dwellings that are three stories or less above grade and have an exterior door for each dwelling
22 unit, but are not facilities or homes described in ORS 443.400 or transient lodging.

23 (5) “Municipality” means a city, county or other unit of local government otherwise authorized
24 by law to administer a building code.

25 (6) “Prefabricated structure”:

26 (a) means a building or subassembly that has been in whole or substantial part manufactured
27 or assembled using closed construction at an off-site location to be wholly or partially assembled
28 on-site.

29 (b) Does not mean a manufactured dwelling, recreational structure or recreational vehicle as
30 those terms are defined in ORS 446.003 [*or a small home as defined in section 2 of this 2019 Act*].

31 [(7) “Small Home Specialty Code” means the specialty code adopted under section 2 of this 2019
32 Act.]

33 [(8)] (7) “Specialty code”:

34 (a) Means a code of regulations adopted under ORS 446.062, 446.185, 447.020 (2), 455.020 (2),
35 455.496, 455.610, 455.680, 460.085, 460.360, 479.730 (1) or 480.545 [*or section 2 of this 2019 Act*].

36 (b) Does not mean regulations adopted by the State Fire Marshal pursuant to ORS chapter 476
37 or ORS 479.015 to 479.200 and 479.210 to 479.220.

38 [(9)] (8) “State building code” means the combined specialty codes.

39 [(10)] (9) “Structural code” means the specialty code prescribing structural standards for build-
40 ing construction.

41 [(11)] (10) “Unsafe condition” means a condition caused by earthquake which is determined by
42 the department or any representative of the department to be dangerous to life and property. “Un-
43 safe condition” includes but is not limited to:

44 (a) Any portion, member or appurtenance of a building that has become detached or dislodged
45 or appears likely to fail or collapse and thereby injure persons or damage property; or

1 (b) Any portion, of a building or structure that has been damaged by earthquake, or by fire or
2 explosion resulting from an earthquake, to the extent that the structural strength or stability of the
3 building is substantially less than it was prior to the earthquake.

4 **SECTION 11.** ORS 455.135, as amended by section 4 of this 2019 Act, is amended to read:

5 455.135. (1) There is established a Residential and Manufactured Structures Board consisting of
6 11 members appointed by the Governor.

7 (2) The members of the board shall assist the Director of the Department of Consumer and
8 Business Services in administering the low-rise residential dwelling program [*and Small Home Spe-*
9 *cialty Code*] described in this chapter.

10 (3) The board must consist of:

11 (a) One contractor specializing in the construction of residential structures;

12 (b) One contractor specializing in the remodeling of residential structures;

13 (c) One contractor specializing in building multifamily housing three stories or less above grade;

14 (d) One home designer or architect;

15 (e) One building official;

16 (f) One representative of residential building trade subcontractors;

17 (g) One structural engineer;

18 (h) One representative of a utility or energy supplier;

19 (i) One manufacturer of manufactured dwellings;

20 (j) One seller or distributor of new manufactured dwellings; and

21 (k) One public member who does not receive compensation from any interest represented under
22 paragraphs (a) to (j) of this subsection.

23 **SECTION 12.** ORS 455.156, as amended by section 5 of this 2019 Act, is amended to read:

24 455.156. (1) Notwithstanding any other provision of this chapter, ORS chapter 693 or ORS
25 447.010 to 447.156, 447.992, 479.510 to 479.945, 479.990 or 479.995, the Department of Consumer and
26 Business Services shall carry out the provisions of this section.

27 (2)(a) A municipality that establishes a building inspection program under ORS 455.148 or a
28 plumbing inspection program under ORS 455.150 covering installations under the plumbing specialty
29 code[, *the*] **or** Low-Rise Residential Dwelling Code [*or the Small Home Specialty Code*] may act on
30 behalf of the State Plumbing Board to investigate violations of and enforce ORS 447.040, 693.030 and
31 693.040 and to issue notices of proposed assessment of civil penalties for those violations.

32 (b) A municipality that establishes a building inspection program under ORS 455.148 or an
33 electrical inspection program under ORS 455.150 covering installations under the electrical specialty
34 code[, *the*] **or** Low-Rise Residential Dwelling Code [*or the Small Home Specialty Code*] may act on
35 behalf of the Electrical and Elevator Board to investigate violations of and enforce ORS 479.550 (1)
36 and 479.620 and to issue notices of proposed assessment of civil penalties for those violations.

37 (c) A municipality that establishes a building inspection program under ORS 455.148 or 455.150
38 may investigate violations and enforce any provisions of the program administered by the munici-
39 pality.

40 (3) The department shall establish:

41 (a) Procedures, forms and standards to carry out the provisions of this section, including but
42 not limited to creating preprinted notices of proposed assessment of penalties that can be completed
43 and served by municipal inspectors;

44 (b) A program to provide that all of the moneys recovered by the department, less collection
45 expenses, be paid to the municipality that initiated the charges when a person charged with a vio-

1 lation as provided in subsection (2) of this section, other than a violation of a licensing requirement,
 2 agrees to the entry of an assessment of civil penalty or does not request a hearing, and an order
 3 assessing a penalty is entered against the person;

4 (c) A uniform citation process to be used in all jurisdictions of the state for violation of a li-
 5 censing requirement. The process may include but need not be limited to all program areas admin-
 6 istered by a municipality under ORS 455.148 or 455.150 and may provide a uniform method for
 7 checking license status and issuing citations for violation of a licensing requirement, and a con-
 8 sistent basis for enforcement of licensing requirements and treatment of violations, including fine
 9 amounts;

10 (d) A program to provide a division of the moneys recovered by the department with the
 11 municipality that initiated the charges, when a person charged with a violation as provided in sub-
 12 section (2) of this section, other than a violation of a licensing requirement, requests a hearing and
 13 is assessed a penalty. One-half of the amounts recovered shall be paid to the municipality. The de-
 14 partment shall keep an amount equal to its costs of processing the proceeding and collection ex-
 15 penses out of the remaining one-half and remit the balance, if any, to the municipality; and

16 (e) A program to require municipalities to investigate violations of the department's permit re-
 17 quirements for plumbing installations and services under the plumbing specialty code and for
 18 plumbing and electrical installations and services under the Low-Rise Residential Dwelling Code
 19 [or *Small Home Specialty Code*], and to:

20 (A) Initiate notices of proposed assessment of civil penalties as agents of the boards designated
 21 in subsection (2) of this section; and

22 (B) Pay the agents of the boards out of net civil penalty recoveries as if the recoveries were
 23 under paragraphs (b) and (d) of this subsection.

24 (4) The assessment of a civil penalty under this section by a municipality is subject to the
 25 amount limitations set forth in ORS 455.895.

26 (5)(a) It shall be a defense for any person charged with a penalty for violation of a building in-
 27 spection program permit requirement covering plumbing installations under the plumbing specialty
 28 code, electrical permit requirements under ORS 479.550 or plumbing or electrical requirements un-
 29 der the Low-Rise Residential Dwelling Code [or *Small Home Specialty Code*] that the person was
 30 previously penalized for the same occurrence.

31 (b) A building inspection program permit requirement is a requirement contained in a specialty
 32 code or municipal ordinance or rule requiring a permit before the particular installations covered
 33 by the codes are commenced.

34 (c) A penalty for the same occurrence includes a combination of two or more of the following
 35 that are based on the same plumbing or electrical installation:

36 (A)(i) An investigative or other fee added to an electrical permit fee when a permit was obtained
 37 after the electrical installation was started;

38 (ii) A civil penalty pursuant to ORS 479.995 for violation of ORS 479.550 for failure to obtain
 39 an electrical permit;

40 (iii) A civil penalty pursuant to ORS 455.895 for failure to obtain an electrical permit under the
 41 Low-Rise Residential Dwelling Code [or *Small Home Specialty Code*]; or

42 (iv) A municipal penalty, other than an investigative fee, for making an electrical installation
 43 under the electrical specialty code[, *the*] or Low-Rise Residential Dwelling Code [or *the Small Home*
 44 *Specialty Code*] without a permit; or

45 (B)(i) An investigative or other fee added to a plumbing permit fee when a permit was obtained

1 after the plumbing installation was started;

2 (ii) A civil penalty pursuant to ORS 447.992 for failure to obtain a plumbing permit as required
3 under the plumbing specialty code;

4 (iii) A civil penalty pursuant to ORS 455.895 for failure to obtain a plumbing permit under the
5 Low-Rise Residential Dwelling Code; or

6 (iv) A municipal penalty, other than an investigative fee, for making a plumbing installation
7 under the plumbing specialty code[, *the*] **or** Low-Rise Residential Dwelling Code [*or the Small Home*
8 *Specialty Code*] without a permit.

9 **SECTION 13.** ORS 455.610, as amended by section 6 of this 2019 Act, is amended to read:

10 455.610. (1) The Director of the Department of Consumer and Business Services shall adopt, and
11 amend as necessary, a Low-Rise Residential Dwelling Code that[, *except as provided in section 2 of*
12 *this 2019 Act,*] contains all requirements, including structural design provisions, related to the con-
13 struction of residential dwellings three stories or less above grade. The code provisions for plumbing
14 and electrical requirements must be compatible with other specialty codes adopted by the director.
15 The Electrical and Elevator Board, the Mechanical Board and the State Plumbing Board shall re-
16 view, respectively, amendments to the electrical, mechanical or plumbing provisions of the code.

17 (2) Changes or amendments to the code adopted under subsection (1) of this section may be made
18 when:

19 (a) Required by geographic or climatic conditions unique to Oregon;

20 (b) Necessary to be compatible with other statutory provisions;

21 (c) Changes to the national codes are adopted in Oregon; or

22 (d) Necessary to authorize the use of building materials and techniques that are consistent with
23 nationally recognized standards and building practices.

24 (3) Notwithstanding ORS 455.030, 455.035, 455.110 and 455.112, the director may, at any time
25 following appropriate consultation with the Mechanical Board or Building Codes Structures Board,
26 amend the mechanical specialty code or structural specialty code to ensure compatibility with the
27 Low-Rise Residential Dwelling Code.

28 (4) The water conservation provisions for toilets, urinals, shower heads and interior faucets
29 adopted in the Low-Rise Residential Dwelling Code shall be the same as those adopted under ORS
30 447.020 to meet the requirements of ORS 447.145.

31 (5) The Low-Rise Residential Dwelling Code shall be adopted and amended as provided by ORS
32 455.030 and 455.110.

33 (6) The director, by rule, shall establish uniform standards for a municipality to allow an alter-
34 nate method of construction to the requirements for one and two family dwellings built to the
35 Low-Rise Residential Dwelling Code [*or Small Home Specialty Code*] in areas where the local juris-
36 diction determines that the fire apparatus means of approach to a property or water supply serving
37 a property does not meet applicable fire code or state building code requirements. The alternate
38 method of construction, which may include but is not limited to the installation of automatic fire
39 sprinkler systems, must be approved in conjunction with the approval of an application under ORS
40 197.522.

41 (7) For lots of record existing before July 2, 2001, or property that receives any approval for
42 partition, subdivision or construction under ORS 197.522 before July 2, 2001, a municipality allowing
43 an alternate method of construction to the requirements for one and two family dwellings built to
44 the Low-Rise Residential Dwelling Code [*or Small Home Specialty Code*] may apply the uniform
45 standards established by the director pursuant to subsection (6) of this section. For property that

1 receives all approvals for partition, subdivision or construction under ORS 197.522 on or after July
2 2, 2001, a municipality allowing an alternate method of construction to the requirements for one and
3 two family dwellings built to the Low-Rise Residential Dwelling Code [*or Small Home Specialty*
4 *Code*] must apply the uniform standards established by the director pursuant to subsection (6) of this
5 section.

6 **SECTION 14.** ORS 197.307, as amended by section 7 of this 2019 Act, is amended to read:

7 197.307. (1) The availability of affordable, decent, safe and sanitary housing opportunities for
8 persons of lower, middle and fixed income, including housing for farmworkers, is a matter of state-
9 wide concern.

10 (2) Many persons of lower, middle and fixed income depend on government assisted housing as
11 a source of affordable, decent, safe and sanitary housing.

12 (3) When a need has been shown for housing within an urban growth boundary at particular
13 price ranges and rent levels, needed housing shall be permitted in one or more zoning districts or
14 in zones described by some comprehensive plans as overlay zones with sufficient buildable land to
15 satisfy that need.

16 (4) Except as provided in subsection (6) of this section, a local government may adopt and apply
17 only clear and objective standards, conditions and procedures regulating the development of hous-
18 ing, including needed housing. The standards, conditions and procedures:

19 (a) May include, but are not limited to, one or more provisions regulating the density or height
20 of a development.

21 (b) May not have the effect, either in themselves or cumulatively, of discouraging needed hous-
22 ing through unreasonable cost or delay.

23 (5) The provisions of subsection (4) of this section do not apply to:

24 (a) An application or permit for residential development in an area identified in a formally
25 adopted central city plan, or a regional center as defined by Metro, in a city with a population of
26 500,000 or more.

27 (b) An application or permit for residential development in historic areas designated for pro-
28 tection under a land use planning goal protecting historic areas.

29 (6) In addition to an approval process for needed housing based on clear and objective standards,
30 conditions and procedures as provided in subsection (4) of this section, a local government may
31 adopt and apply an alternative approval process for applications and permits for residential devel-
32 opment based on approval criteria regulating, in whole or in part, appearance or aesthetics that are
33 not clear and objective if:

34 (a) The applicant retains the option of proceeding under the approval process that meets the
35 requirements of subsection (4) of this section;

36 (b) The approval criteria for the alternative approval process comply with applicable statewide
37 land use planning goals and rules; and

38 (c) The approval criteria for the alternative approval process authorize a density at or above
39 the density level authorized in the zone under the approval process provided in subsection (4) of this
40 section.

41 (7) Subject to subsection (4) of this section, this section does not infringe on a local
42 government's prerogative to:

43 (a) Set approval standards under which a particular housing type is permitted outright;

44 (b) Impose special conditions upon approval of a specific development proposal; or

45 (c) Establish approval procedures.

1 (8) In accordance with subsection (4) of this section and ORS 197.314, a jurisdiction may adopt
2 any or all of the following placement standards, or any less restrictive standard, for the approval
3 of manufactured homes located outside mobile home parks:

4 (a) The manufactured home shall be multisectional and enclose a space of not less than 1,000
5 square feet.

6 (b) The manufactured home shall be placed on an excavated and back-filled foundation and en-
7 closed at the perimeter such that the manufactured home is located not more than 12 inches above
8 grade.

9 (c) The manufactured home shall have a pitched roof, except that no standard shall require a
10 slope of greater than a nominal three feet in height for each 12 feet in width.

11 (d) The manufactured home shall have exterior siding and roofing which in color, material and
12 appearance is similar to the exterior siding and roofing material commonly used on residential
13 dwellings within the community or which is comparable to the predominant materials used on sur-
14 rounding dwellings as determined by the local permit approval authority.

15 (e) The manufactured home shall be certified by the manufacturer to have an exterior thermal
16 envelope meeting performance standards which reduce levels equivalent to the performance stan-
17 dards required of single-family dwellings constructed under the [*Low-Rise Residential Dwelling*]
18 **state building** code as defined in ORS 455.010.

19 (f) The manufactured home shall have a garage or carport constructed of like materials. A ju-
20 risdiction may require an attached or detached garage in lieu of a carport where such is consistent
21 with the predominant construction of immediately surrounding dwellings.

22 (g) In addition to the provisions in paragraphs (a) to (f) of this subsection, a city or county may
23 subject a manufactured home and the lot upon which it is sited to any development standard, ar-
24 chitectural requirement and minimum size requirement to which a conventional single-family resi-
25 dential dwelling on the same lot would be subject.

26 **SECTION 15.** ORS 446.003, as amended by section 8 of this 2019 Act, is amended to read:

27 446.003. As used in ORS 446.003 to 446.200 and 446.225 to 446.285, and for the purposes of ORS
28 chapters 195, 196, 197, 215 and 227, the following definitions apply, unless the context requires oth-
29 erwise, or unless administration and enforcement by the State of Oregon under the existing or re-
30 vised National Manufactured Housing Construction and Safety Standards Act would be adversely
31 affected, and except as provided in ORS 446.265:

32 (1) "Accessory building or structure" means any portable, demountable or permanent structure
33 established for use of the occupant of the manufactured structure and as further defined by rule by
34 the Director of the Department of Consumer and Business Services.

35 (2)(a) "Alteration" means any change, addition, repair, conversion, replacement, modification or
36 removal of any equipment or installation that may affect the operation, construction or occupancy
37 of a manufactured structure.

38 (b) "Alteration" does not include:

39 (A) Minor repairs with approved component parts;

40 (B) Conversion of listed fuel-burning appliances in accordance with the terms of their listing;

41 (C) Adjustment and maintenance of equipment; or

42 (D) Replacement of equipment or accessories in kind.

43 (3) "Approved" means approved, licensed or certified by the Department of Consumer and
44 Business Services or its designee.

45 (4) "Board" means the Residential and Manufactured Structures Board.

1 (5) "Cabana" means a stationary, lightweight structure that may be prefabricated, or demount-
2 able, with two or more walls, used adjacent to and in conjunction with a manufactured structure to
3 provide additional living space.

4 (6) "Certification" means an evaluation process by which the department verifies a
5 manufacturer's ability to produce manufactured structures to the department rules and to the de-
6 partment approved quality control manual.

7 (7) "Conversion" or "to convert" means the process of changing a manufactured structure in
8 whole or in part from one type of vehicle or structure to another.

9 (8) "Dealer" means any person engaged in the business of selling, leasing or distributing manu-
10 factured structures or equipment, or both, primarily to persons who in good faith purchase or lease
11 manufactured structures or equipment, or both, for purposes other than resale.

12 (9) "Department" means the Department of Consumer and Business Services.

13 (10) "Director" means the Director of the Department of Consumer and Business Services.

14 (11) "Distributor" means any person engaged in selling and distributing manufactured structures
15 or equipment for resale.

16 (12) "Equipment" means materials, appliances, subassembly, devices, fixtures, fittings and
17 apparatuses used in the construction, plumbing, mechanical and electrical systems of a manufactured
18 structure.

19 (13) "Federal manufactured housing construction and safety standard" means a standard for
20 construction, design and performance of a manufactured dwelling promulgated by the Secretary of
21 Housing and Urban Development pursuant to the federal National Manufactured Housing Con-
22 struction and Safety Standards Act of 1974 (Public Law 93-383).

23 (14) "Fire Marshal" means the State Fire Marshal.

24 (15) "Imminent safety hazard" means an imminent and unreasonable risk of death or severe
25 personal injury.

26 (16) "Insignia of compliance" means:

27 (a) For a manufactured dwelling built to HUD standards for such dwellings, the HUD label; or

28 (b) For all other manufactured structures, the insignia issued by this state indicating compliance
29 with state law.

30 (17) "Inspecting authority" or "inspector" means the Director of the Department of Consumer
31 and Business Services or representatives as appointed or authorized to administer and enforce pro-
32 visions of ORS 446.111, 446.160, 446.176, 446.225 to 446.285, 446.310 to 446.350, 446.990 and this sec-
33 tion.

34 (18) "Installation" in relation to:

35 (a) Construction means the arrangements and methods of construction, fire and life safety,
36 electrical, plumbing and mechanical equipment and systems within a manufactured structure.

37 (b) Siting means the manufactured structure and cabana foundation support and tiedown, the
38 structural, fire and life safety, electrical, plumbing and mechanical equipment and material con-
39 nections and the installation of skirting and temporary steps.

40 (19) "Installer" means any individual licensed by the director to install, set up, connect, hook
41 up, block, tie down, secure, support, install temporary steps for, install skirting for or make elec-
42 trical, plumbing or mechanical connections to manufactured dwellings or cabanas or who provides
43 consultation or supervision for any of these activities, except architects registered under ORS
44 671.010 to 671.220 or engineers registered under ORS 672.002 to 672.325.

45 (20) "Listed" means equipment or materials included in a list, published by an organization

1 concerned with product evaluation acceptable to the department that maintains periodic inspection
 2 of production of listed equipment or materials, and whose listing states either that the equipment
 3 or materials meets appropriate standards or has been tested and found suitable in a specified man-
 4 ner.

5 (21) “Lot” means any space, area or tract of land, or portion of a manufactured dwelling park,
 6 mobile home park or recreation park that is designated or used for occupancy by one manufactured
 7 structure.

8 (22)(a) “Manufactured dwelling” means a residential trailer, mobile home or manufactured home.

9 (b) “Manufactured dwelling” does not include any building or structure constructed to conform
 10 to the State of Oregon Structural Specialty Code[,] **or** the Low-Rise Residential Dwelling Code
 11 adopted pursuant to ORS 455.100 to 455.450 and 455.610 to 455.630 [*or the Small Home Specialty Code*
 12 *adopted under section 2 of this 2019 Act*] or any unit identified as a recreational vehicle by the
 13 manufacturer.

14 (23) “Manufactured dwelling park” means any place where four or more manufactured dwellings
 15 are located within 500 feet of one another on a lot, tract or parcel of land under the same owner-
 16 ship, the primary purpose of which is to rent or lease space or keep space for rent or lease to any
 17 person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer
 18 space free in connection with securing the trade or patronage of such person. “Manufactured
 19 dwelling park” does not include a lot or lots located within a subdivision being rented or leased for
 20 occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by
 21 the local government unit having jurisdiction under an ordinance adopted pursuant to ORS 92.010
 22 to 92.192.

23 (24)(a) “Manufactured home,” except as provided in paragraph (b) of this subsection, means a
 24 structure constructed for movement on the public highways that has sleeping, cooking and plumbing
 25 facilities, that is intended for human occupancy, that is being used for residential purposes and that
 26 was constructed in accordance with federal manufactured housing construction and safety standards
 27 and regulations in effect at the time of construction.

28 (b) For purposes of implementing any contract pertaining to manufactured homes between the
 29 department and the federal government, “manufactured home” has the meaning given the term in
 30 the contract.

31 (25)(a) “Manufactured structure” means a recreational vehicle, manufactured dwelling or recre-
 32 ational structure.

33 (b) “Manufactured structure” does not include any building or structure regulated under the
 34 State of Oregon Structural Specialty Code[,] **or** the Low-Rise Residential Dwelling Code [*or the*
 35 *Small Home Specialty Code*].

36 (26) “Manufacturer” means any person engaged in manufacturing, building, rebuilding, altering,
 37 converting or assembling manufactured structures or equipment.

38 (27) “Manufacturing” means the building, rebuilding, altering or converting of manufactured
 39 structures that bear or are required to bear an Oregon insignia of compliance.

40 (28) “Minimum safety standards” means the plumbing, mechanical, electrical, thermal, fire and
 41 life safety, structural and transportation standards prescribed by rules adopted by the director.

42 (29) “Mobile home” means a structure constructed for movement on the public highways that
 43 has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being
 44 used for residential purposes and that was constructed between January 1, 1962, and June 15, 1976,
 45 and met the construction requirements of Oregon mobile home law in effect at the time of con-

1 struction.

2 (30) “Mobile home park” means any place where four or more manufactured structures are lo-
3 cated within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the
4 primary purpose of which is to rent space or keep space for rent to any person for a charge or fee
5 paid or to be paid for the rental or use of facilities or to offer space free in connection with securing
6 the trade or patronage of such person. “Mobile home park” does not include a lot or lots located
7 within a subdivision being rented or leased for occupancy by no more than one manufactured
8 dwelling per lot if the subdivision was approved by the municipality unit having jurisdiction under
9 an ordinance adopted pursuant to ORS 92.010 to 92.192.

10 (31) “Municipality” means a city, county or other unit of local government otherwise authorized
11 by law to enact codes.

12 (32) “Recreational structure” means a campground structure with or without plumbing, heating
13 or cooking facilities intended to be used by any particular occupant on a limited-time basis for rec-
14 reational, seasonal, emergency or transitional housing purposes and may include yurts, cabins, fabric
15 structures or similar structures as further defined, by rule, by the director.

16 (33) “Recreational vehicle” means a vehicle with or without motive power, that is designed for
17 human occupancy and to be used temporarily for recreational, seasonal or emergency purposes and
18 as further defined, by rule, by the director.

19 (34) “Residential trailer” means a structure constructed for movement on the public highways
20 that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is
21 being used for residential purposes and that was constructed before January 1, 1962.

22 (35) “Sale” means rent, lease, sale or exchange.

23 (36) “Skirting” means a weather resistant material used to enclose the space below the manu-
24 factured structure.

25 (37) “Tiedown” means any device designed to anchor a manufactured structure securely to the
26 ground.

27 (38) “Transitional housing accommodations” means accommodations described under ORS
28 446.265.

29 (39) “Utilities” means the water, sewer, gas or electric services provided on a lot for a manu-
30 factured structure.

31 **SECTION 16. ORS 455.615 is repealed.**

32 **SECTION 17. Section 2 of this 2019 Act is repealed.**

33 **SECTION 18. Section 9 of this 2019 Act, the amendments to ORS 197.307, 446.003, 455.010,**
34 **455.135, 455.156 and 455.610 by sections 10 to 15 of this 2019 Act and the repeal of section 2**
35 **of this 2019 Act by section 17 of this 2019 Act become operative on January 2, 2026.**

36 **SECTION 19. This 2019 Act takes effect on October 1, 2019.**

37