

## SENATE AMENDMENTS TO A-ENGROSSED HOUSE BILL 2423

By COMMITTEE ON BUSINESS AND GENERAL GOVERNMENT

May 17

1 On page 1 of the printed A-engrossed bill, delete lines 7 through 23.

2 On page 2, delete lines 1 through 10 and insert:

3 **“SECTION 2. (1) As used in this section, ‘small home’ means a single family residence**  
4 **that is not more than 400 square feet in size.**

5 **“(2) Notwithstanding ORS 455.020 and 455.030, the 2018 International Residential Code,**  
6 **including but not limited to Appendix Q of that code, is adopted as a Small Home Specialty**  
7 **Code applicable to the construction of a small home.**

8 **“(3) Notwithstanding ORS 455.035 and 455.110, the Director of the Department of Con-**  
9 **sumer and Business Services shall amend the Low-Rise Residential Dwelling Code as neces-**  
10 **sary to ensure that for a small home the technical provisions of the Small Home Specialty**  
11 **Code adopted under this section supersede any conflicting technical provisions of the Low-**  
12 **Rise Residential Dwelling Code.**

13 **“(4) Notwithstanding ORS 455.020 and 455.030, and subject to section 9 of this 2019 Act,**  
14 **the director may not adopt rules amending the Small Home Specialty Code. The director may**  
15 **report recommendations for amendment of the Small Home Specialty Code to an interim or**  
16 **regular committee of the Legislative Assembly related to business, in the manner provided**  
17 **under ORS 192.245.**

18 **“(5) A small home must be constructed with at least one listed photoelectric smoke**  
19 **alarm. The alarm must be installed and located in accordance with the listing requirements**  
20 **specified by the manufacturer, as determined by the Department of Consumer and Business**  
21 **Services or the State Fire Marshal.**

22 **“(6) Each small home shall be considered a single compartment for purposes of residen-**  
23 **tial fire sprinkler design. The design calculation for a small home sprinkler system shall**  
24 **consider a maximum of two fire sprinklers. The fire sprinklers shall have a maximum com-**  
25 **bined design flow that is less than 20 gallons per minute and be served by a water meter of**  
26 **the standard default size for the area where the home is being sited. The residential fire**  
27 **sprinklers in a small home shall, for coverage purposes, be located according to the location**  
28 **requirements of the installation standard referenced in the 2018 International Residential**  
29 **Code.**

30 **“(7) A municipal building official may allow increased detection and occupant notification,**  
31 **including the installation of heat detector unit alarms, in lieu of a fire sprinkler head for**  
32 **coverage purposes or in lieu of a fire sprinkler system. A building official may allow a re-**  
33 **placement under this subsection without establishing that the increased detection and occu-**  
34 **pant notification is equivalent to a replaced sprinkler head or sprinkler system.**

35 **“(8) A building official may alter, modify or waive any specialty code requirement for a**

1 **small home when strict adherence to the Small Home Specialty Code is impractical or in-**  
2 **feasible.**

3 **“(9) The building permits and zoning permits for a small home shall designate the small**  
4 **home as a single family project. The certificate of occupancy for a small home may allow**  
5 **occupancy of the home only for residential use as a single family dwelling.”.**

6

---