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

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

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

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

“(3) Notwithstanding ORS 455.035 and 455.110, the Director of the Department of Consumer and Business Services shall amend the Low-Rise Residential Dwelling Code as necessary to ensure that for a small home the technical provisions of the Small Home Specialty Code adopted under this section supersede any conflicting technical provisions of the Low-Rise Residential Dwelling Code.

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

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

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

“(7) A municipal building official may allow increased detection and occupant notification, including the installation of heat detector unit alarms, in lieu of a fire sprinkler head for coverage purposes or in lieu of a fire sprinkler system. A building official may allow a replacement under this subsection without establishing that the increased detection and occupant notification is equivalent to a replaced sprinkler head or sprinkler system.

“(8) A building official may alter, modify or waive any specialty code requirement for a
small home when strict adherence to the Small Home Specialty Code is impractical or in-
feasible.

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