

Requested by SENATE COMMITTEE ON BUSINESS AND GENERAL GOVERNMENT

**PROPOSED AMENDMENTS TO  
A-ENGROSSED HOUSE BILL 2423**

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**  
4 **single family residence that is not more than 400 square feet in size.**

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

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

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

21 **“(5) A small home must be constructed with at least one listed**

1 photoelectric smoke alarm. The alarm must be installed and located  
2 in accordance with the listing requirements specified by the manufac-  
3 turer, as determined by the Department of Consumer and Business  
4 Services or the State Fire Marshal.

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

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

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

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

29