



Off Site Housing Construction Regulations

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Department of Consumer
and Business Services

Not regulated by BCD



- Titled by DMV
 - Recreational Vehicles
 - Small homes on wheels
- Local Control
 - Transitional housing

Manufactured Housing



- Federal Program
- Housing and Urban Development (HUD) standards
- State Administration

Manufactured Housing

- Oregon BCD administers the program on behalf of HUD
 - In-state plant inspections
- Oregon facilities are inspected for compliance with federal regulations
 - Approved quality assurance manual
 - Approved plans and designs
 - Built to HUD standards
- Completed units receive a HUD insignia of compliance
 - Local inspection for the foundation system and installation

Prefabricated Construction



Oregon Prefabricated Structure

Department of Consumer Business Services

Building Codes Division

This insignia remains the property of Building Codes Division

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DATE	12/28/2023	OCC	B	PLUMBING	NO
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The manufacturer certifies that this structure is constructed in accordance with all applicable Oregon Statutes including plumbing, mechanical, electrical, and structural installation in prefabricated structures, and plans approved by the Building Codes Division.

- BCD Program
- State Building Code standards
- State plan review and inspections

Prefabricated Construction

ORS 455.010(6) “Prefabricated structure”:

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

(b) Does not mean a **manufactured dwelling** or a **small home...**

Prefabricated Construction

- Structures and components are constructed to the state building code
 - Same standard as site-built buildings
- BCD staff performs plan review and in-plant inspections
- No additional local inspection of the structure or pre-fab components
- Local inspection for foundation system and installation

Looking to the Future

- Small Home Specialty Code statutes are changing on January 2, 2026. ORS 455.616
 - Single family residence not more than 400 sq. ft.
 - Currently prohibited from prefab program
 - Small homes will be integrated into the State Building Code and be eligible for the Prefab program
- Exploring ways to increase plan review capacity
- Expanding local partnerships for in-plant inspections

Questions?

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