



**Notice of Informational Public Hearing  
August 1, 2018**

**Reach Code Part II- Tiny Homes**

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**Opportunity for public input:**

The division is soliciting feedback about Part II of the 2018 Reach Code related to Tiny Homes. The informational public hearing will be held at 9:30 on August 28, 2018, at 1535 Edgewater Street NW, Conference Room A, Salem, OR 97304. You may also submit written comments to Richard Baumann, Rules Coordinator, at [Richard.J.Baumann@Oregon.gov](mailto:Richard.J.Baumann@Oregon.gov). The last day to submit written comments is 5:00 August 30, 2018.

**Purpose:**

The Reach Code is a voluntary set of standards outside of the state building code. It is available at the designers or contractor's discretion, and requires building officials to accept structures built to it. It does not limit the authority of the building official to consider other proposed alternate methods, modifications, and/or waivers encompassing the same subject matter.

Part II of the 2018 Reach Code would address tiny houses on wheels, as well as permanently sited tiny houses. It includes the 2018 International Residential Code with Appendix Q, with a modification requiring additional LED lighting. It was reviewed by the Residential and Manufactured Structures Board at its July 11, 2018, meeting.





**2018 Oregon Reach Code**  
(Ref.: ORS 455.500)

The **Reach Code** is a statewide optional construction standard approved by the Building Codes Division in consultation with the appropriate advisory board. The Reach Code:

- Is separate from the state building code;
- Is administered at the local level;
- Requires building officials to recognize and accept the standard, method, installation, product, equipment or device if a person applies to construct, reconstruct, alter or repair a building in conformance with the Reach Code;
- Is applicable at the designer's and contractor's discretion; and
- Does not limit the authority of the building official to consider other proposed alternate methods, modifications, and/or waivers encompassing the same subject matter.

**Background:**

Under ORS 455.500, the Division, after consultation with the appropriate advisory board, may establish a Reach Code. The Reach Code is an optional set of standards that all municipalities must accept. Local adoption is not needed as the Reach Code provides a choice for builders, consumers, contractors, and others to use. The choice customers have is either to build to the codes adopted as the "State Building Code" or the optional code known as "The Reach Code". When adopting the Reach Code, the Agency considers: economic and technical feasibility and any published codes that are newly developed for construction.

The Reach Code is not limited to energy provisions and may include other matters. The Division proposes to break the Reach Code into two parts. Part I includes optional energy standards for commercial and residential buildings. Because the current codes adopted by the Division exceed national standards that are technically and economically feasible for residential structures, a minimum modification is proposed for residential structures. For commercial structures, the Division proposes the 2018 IECC standards which are the highest national construction standards available. For Part II, the Division believes the Reach Code statute may help those builders and contractors wanting to build to the 2018 IRC and Appendix Q. Under the Reach Code statute, the Division is not required to achieve the same level of care as the State Building Code. The Reach Code is not applicable in areas of state administration. The Division also believes the Reach Code statute provides a framework to establish a new occupancy classification for the tiny house on wheels product. The specific provision in statute that is helpful is the exemption of product certification requirements under the electrical and plumbing statute. Many wheeled-typed structures may use recreational vehicle-type products that are not



typically allowed for permanent dwelling use. The Reach Code provides a solution for contractors wanting to incorporate these products.

For the tiny house portion of the Reach Code (Part II) to remain in compliance with the statute, the Division must propose a higher energy requirement than the State Building Code. We propose requiring high-efficiency LED lighting to meet this requirement. The following information is presented for stakeholder and Board consideration before agency adoption. The Division plans to have both Part I and Part II available to builders no later than September 1, 2018.

This 2018 Reach Code proposal updates the previous version of the Reach Code and includes two significant changes:

- Recognizes the latest national energy code, the 2018 IECC (*Part I*)
- Provides construction standards for tiny homes intended for use on wheels or foundation systems under the 2018 IRC and Appendix Q. (*Part II*)

### **2018 Oregon Reach Code:**

***Part I*** - The *2018 International Energy Conservation Code (IECC)* is a contemporary code that advances energy efficiency through a timely evaluation and recognition of the latest advancements in construction techniques, emerging technologies and science related to the built environment. The *2018 IECC* is recognized by the U.S. Department of Energy as the most current national energy efficiency construction code. For commercial structures, the 2018 IECC represents an improvement over the 2014 OSSC/2014 OEESC. The 2017 ORSC Chapter 11 energy provisions are more stringent than the 2018 IECC residential chapters.

***Part II*** - The *2018 International Residential Code (IRC)* including Appendix Q provides minimum standards for the construction of Tiny Homes, 400 square feet or less in floor area, not including loft areas.

## **Part 1 – 2018 IECC**

The Division, after consultation with the Building Code Structures Board, has adopted the *2018 International Energy Conservation Code* with the following Oregon modifications:

### **Commercial Provisions:**

#### **Chapter 1 [CE]**

Summary of Revisions:

Chapter 1 of the *2018 IECC* is deleted in its entirety and replaced with the following:

### **SECTION 101 GENERAL**

**101.1 Title.** Chapter 1 of these regulations shall be known as the Oregon Commercial Reach Code, hereinafter referred to as “this code.”

**101.2 Scope.** The provisions of this code shall apply to the design, construction, *addition, alteration*, replacement, *repair*, equipment, and site orientation, of every *building* or *structure* or any appurtenances connected or attached to such *buildings* or *structures* and to the site on which the *building* is located. Occupancy classifications shall be determined in accordance with the *Building Code*.

This code shall not apply to the following:

1. Where an owner or designer has not opted to build under this code.
2. Any Group R, residential occupancies constructed under the *Residential Code*.
3. Equipment or systems that are used primarily for industrial or manufacturing processes.

**101.2.1 Appendices.** Provisions in the appendices shall not apply.

**101.3 Intent.** This code shall be an optional set of construction standards and methods that are economically and technically feasible, to regulate the design and construction of buildings for the effective use of energy and the employment of renewable energy technologies. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy, and to reduce the negative potential impacts of the built environment. This code is intended to be used as an alternate compliance method for Chapter 13 of the *Building Code*. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes and ordinances.

## SECTION 102 APPLICABILITY

**102.1 General.** This code is an overlay to the other Oregon Specialty Codes. This code is not intended to be used as a standalone construction regulation document or to abridge or supersede safety, health or environmental requirements under other applicable codes or ordinances.

**102.1.1 Code conflicts.** Where there is a conflict between a general requirement and a specific requirement of this code, the specific requirement shall be applicable. Where, in any specific case, different sections of the code specify different materials, methods of construction or other requirements, the most practical and effective requirement to meet the intent of the code shall govern.

**102.1.2 Innovative approaches.** It is intended that the provisions of this code provide flexibility to allow and encourage the use of innovative approaches, techniques and technology to achieve compliance with the intent of the code.

**102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

**102.4 Reference codes and standards.** The provisions of Chapter 1 of the *Building Code* shall apply. The codes and standards referenced in this code and the *Building Code* shall be considered as part of the requirements of this code to the prescribed extent of such reference. It is the expressed intent of this code to require higher minimum standards relating to building energy performance than the corresponding minimum standards set by Chapter 13 of the *Building Code*, and in such cases, the higher minimum standards of this code shall take precedence.

**102.4.1 Conflicting provisions.** Where the extent of the reference to referenced code or standard includes subject matter that is within the scope of this code or the *Building Code*, the provisions of this code or the *Building Code* as applicable, shall take precedence over the provisions in the referenced code or standard.

**102.4.2 Residential occupancies.** The residential provisions of the *Reach Code* shall apply to the design and construction of *buildings* or portions thereof of detached one-and two-family dwellings and townhouses not more than three stories above grade in height with a separate means of egress.

**Exception:** Buildings permitted under the *Building Code* shall comply with the Commercial Reach Code provisions.

**102.5 Partial invalidity.** In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**102.6 Existing structures.** The legal occupancy of any *structure* existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, *the Building Code*, the *International Existing Building Code as adopted by Oregon*, or the *International Fire Code*, or as is deemed necessary by the *code official* for the general safety and welfare of *building* occupants and the public.

**102.7 Mixed occupancy buildings.** In mixed occupancy *buildings*, each portion of a *building* shall comply with the specific requirements of this code applicable to each specific occupancy.

## **Section 2 --- ADMINISTRATION AND ENFORCEMENT**

This code is administered and enforced under the provisions and authority of Chapter 1 of the *Building Code*.

### **Chapter 2 [CE]**

Summary of Revisions:

Definitions in Chapter 2 of the 2018 IECC are modified in part to add or be replaced by the following definitions from Chapter 2 of the 2014 OSSC.

Oregon Revisions:

**BUILDING CODE.** The Oregon Structural Specialty Code

**BUILDING OFFICIAL.** The officer charged with the administration and enforcement of this code, or a duly authorized representative

**CODE OFFICIAL.** See "Building Official"

**ELECTRICAL CODE.** The Oregon Electrical Specialty Code

**MECHANICAL CODE.** The Oregon Mechanical Specialty Code

**FIRE CODE.** As referenced in this code for construction, alteration and repair of buildings and structures is the Oregon Fire Code as adopted and amended by the State of Oregon Fire Marshal

~~**RESIDENTIAL BUILDING.** For this code, includes detached one- and two-family dwellings, and multiple single-family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane.~~

**RESIDENTIAL BUILDING.** For this code, includes R-3 buildings regulated under the *Residential Code*: one- and two-family dwellings and townhomes.

**RESIDENTIAL CODE.** The Oregon Residential Specialty Code

**PLUMBING CODE.** The Oregon Plumbing Specialty Code

**Chapter 4 [CE]**

Summary of Revisions:

Delete Section C407. Total Building Performance in its entirety.

**Residential Provisions:**

Residential buildings must meet Chapter 11 of the Oregon Residential Specialty Code with the following amendment:

**N1101.1 General.** The provisions of this chapter regulate the exterior envelope, as well as the design, construction and selection of heating, ventilating and air-conditioning systems, lighting and piping insulation required for the purpose of effective conservation of energy within a building or structure governed by this code.

All conditioned spaces within residential buildings shall comply with Table N1101.1(1) and ~~two~~ **three** additional measures from Table N1101.1(2).

## **Part II –Tiny Homes**

The Reach Code provisions for Tiny Homes consists of the *2018 International Residential Code (IRC)*, including Appendix Q with the following Oregon modifications:

### **Chapter 1**

Summary of Revisions:

Chapter 1 of the *2018 IRC* is deleted in its entirety and replaced with Chapter 1 of the *2017 Oregon Residential Specialty Code* as amended by the following:

- Replace Section R101 of the 2018 IRC with the following:

#### **SECTION R101 GENERAL**

**R101.1 Title.** Chapter 1 of these regulations shall be known as the *Oregon Reach Code Part II* and shall be cited as such and will be referred to herein as “this code.”

**R101.2 Scope.** The Oregon Reach Code Part II provisions shall apply to the construction, *alteration*, enlargement, replacement, *repair*, equipment, use and occupancy of the following:

1. *Tiny Homes* classified as a Group R-3 occupancy, one-family *dwelling unit* as defined in the *Oregon Residential Specialty Code (ORSC)* intended for permanent living.
2. *Tiny Homes* on wheels classified as a Group R-5 occupancy intended for temporary, emergency or recreational use.

This code shall not apply:

1. Where an owner or the owner’s authorized agent has not voluntarily opted to build under this code.
2. To any Group R residential occupancy constructed under the *ORSC* or the *Oregon Structural Specialty Code (OSSC)*.
3. Any structure over 400 square feet in *building area* as defined by the *OSSC*.

**R101.2.1 Appendices.** Provisions in Appendix Q of the 2018 *IRC* are adopted as a part of this code, all other appendices shall not apply.

**R101.3 Intent.** This code shall be an optional set of construction standards and methods that are economically and technically feasible, to establish minimum standards for the design and construction of *Tiny Homes* incorporating effective use of

energy while accommodating both temporary (wheeled) and permanent (dwelling) uses.

➤ Replace corresponding sections with the following:

- **SECTION R102 – APPLICABILITY**

**R102.1 General.** The use of this code is at the discretion of the permit applicant and must be accepted by the local jurisdiction.

**R102.1.1 Code conflicts.** Where there is a conflict between a general requirement and a specific requirement of this code, the specific requirement shall be applicable. Where, in any specific case, different sections of the code specify different materials, methods of construction or other requirements, the most practical and effective requirement to meet the intent of the code shall govern.

**R102.1.2 Innovative approaches.** It is intended that the provisions of this code provide flexibility to allow and encourage the use of innovative approaches, techniques and technology to achieve compliance with the intent of the code.

**R102.1.3 Separate compliance path.** The use of the Reach code constitutes a separate compliance path from the *ORSC* in that designs must comply with the 2018 Oregon Reach Code Part II in its entirety. Mixing of standards or cross-over applications with other codes is not allowed.

- **SECTION R104 - DUTIES AND POWERS OF THE BUILDING OFFICIAL**

The building official may take any action, including but not limited to, waiving a Reach Code requirement, modifying a Reach Code requirement and/or accepting an alternate method to the Reach Code requirement for residential type structures 400 square feet or less. When waiving or accepting a modification to the Reach Code, a building official shall not allow a provision that would create an imminent threat to public health or safety, and may not enforce requirements that are in addition to the Reach Code when built under the Reach Code by the permit applicant.

**R104.10.2 (Modifications) Subsequent placement.** Modifications granted by the municipality of record shall not be binding upon a receiving municipality. The applicant must include any such modifications with the construction documents when applying to the receiving municipality for review.

## **SECTION R106 – CONSTRUCTION DOCUMENTS**

**R106.2 Site plan or plot plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. The *building official* is authorized to waive or modify the requirements for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

**Exception:** Site plans for occupancy Group R-5 Tiny Home or Park Model type

recreational structures are only required at the time of application for placement in a jurisdiction.

- **SECTION R107 – TEMPORARY STRUCTURES AND USES**

**R107.3 Temporary power.** Temporary power for Tiny Homes intended to be permanent installations see the electrical code. Tiny Homes intended for temporary use, temporary “Recreation Vehicle” type electrical connections (cord and plug) complying with Article 551 of the *Electrical Code* are permissible.

**R107.3.1 Temporary plumbing connections.** Tiny Homes intended for temporary use may utilize plumbing systems, fixtures, methods and materials listed for Recreational Vehicle use.

## **SECTION R119 TINY HOME OCCUPANCY CLASSIFICATION**

**R119.1 Occupancy classification.** Occupancy classifications shall be determined by the *building official* as requested by the applicant in accordance with Section R119.1.1 or R119.1.2. and may be converted in accordance with Section R110.2.

**R119.1.1 Group R-3 permanent one-family dwelling.** Permit applicants seeking Group R-3 occupancy classification under the current Reach Code must include in their permit application submittal to the local jurisdiction adequate information demonstrating how the structure meets minimum Reach code standards including how it will be permanently anchored to the ground to meet minimum standards for resisting seismic and wind forces such as, construction details, calculations and other information necessary.

Where the frame of the chassis is a structural component of the floor system, the applicant must include adequate information demonstrating that the minimum floor loads are met and that the frame is capable of providing the necessary support to carry the load of the structure including connections. No temporary type cord and hose connections as allowed in R107.3 and R107.3.1 are allowed for a Group R-3 occupancy under the Reach Code.

**R119.1.2 Group R-5 wheeled residential & recreational structure 400 sq. ft. or less (May be referred to as a Park Model, Tiny Home or Tiny Home on Wheels).** Permit applicants seeking Group R-5 occupancy classification must include in their permit application submittal to the local jurisdiction adequate information demonstrating how the structure meets minimum code standards.

Where the frame of the chassis is a structural component of the floor system, the building official is not required to review this equipment for approval as a R-5.

R-5 structures are recreational-type structures on wheels approved by the local building official under the Reach Code (2018 IRC with Appendix Q). An R-5 structure must be built on a chassis with cord and hose utility connections in accordance with R107.3 and R107.3.2. An R-5 is limited to: temporary living quarters for seasonal or emergency use. The duration of stay may be determined by

local ordinance or local administrative rule.

**Exception:**

R-5 structures located in approved recreational vehicle, manufactured housing, or transitional housing parks may not be subject to limitation on use and period of stay. See ORS 197.493

**R119.2 Occupancy classification conversion.** Group R-5 wheeled residential structures constructed in accordance with this code may be converted to a Group R-3 permanent one-family dwelling provided that upon application to the local jurisdiction for change of occupancy, the applicant provides adequate information demonstrating how the structure will meet minimum standards for connection of electrical and plumbing systems and be permanently anchored to the ground to meet minimum standards for resisting seismic and wind forces such as, construction details, design drawings, calculations and other information necessary, including how the chassis and floor system is anchored to the proposed foundation system, and any products or equipment that may not meet minimum safety standards of the 2018 IRC including Appendix Q.

**R119.2.1 Applicant responsibility.** Applicants must keep all permit, inspection, Certificate of Occupancy and Certificate of Completion records for the life of the structure. Such records shall be presented to the building official upon request. The applicant must meet all Construction Contractor’s Board, Building Codes Division and local licensing requirements.

**R119.2.2 Building Official Right of Refusal.** A building official may refuse to accept a request for occupancy classification, conversion, alteration or installation where permit, inspection, certificate of occupancy and certificate of completion records and/or other documentation fail to clearly demonstrate that all applicable laws have been followed.

**SECTION R120  
CERTIFICATE OF COMPLETION**

**R120.1 Certificate of completion issued.** Where tiny homes are constructed off-site, the applicant may request a “Certificate of Completion.” After the building official inspects the tiny home and does not find violations of the provisions of this code, the building official shall, at the applicants request, issue a certificate of completion containing the following:

1. The building permit number.
2. The name and address of the owner or the owner’s authorized agent.
3. A description of that portion of the structure for which the certificate is issued.
4. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
5. The name of the building official.
6. The edition of the Reach Code under which the permit was issued.
7. If an automatic sprinkler system is provided and whether the sprinkler system is required
8. Any special stipulations and conditions of the building permit.

**R120.2 Revocation.** The building official is authorized to, in writing, suspend or revoke a certificate of completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that

the tiny home or portion thereof is in violation of any of the provisions of this code.

## Chapter 11

### Summary of Revisions:

Structures built under Part II of the Reach code as an R-3 or R-5 occupancy must meet the provisions of Chapter 11 of the ORSC with the modifications of sections N1107.2 and N1107.3 provided herein.

Chapter 11 of the *2018 IRC* is deleted in its entirety and replaced with Chapter 11 of the *2017 Oregon Residential Specialty Code* as amended by the following:

**N1107.2 High-efficacy lamps.** All permanently installed lighting fixtures shall contain high-efficacy LED lamps. ~~Screw-in compact fluorescent and LED lamps comply with this requirement.~~

The building official shall be notified in writing at the final inspection that the permanently installed lighting fixtures have met this requirement.

~~**Exception:** Two permanently installed lighting fixtures are not required to have high-efficacy lamps.~~

**N1107.3 High-efficacy exterior lighting.** All exterior lighting fixtures affixed to the exterior of the building shall contain high-efficacy **LED** lamps.

~~**Exception:** Two permanently installed lighting fixtures are not required to have high-efficacy lamps.~~