

HB 2423 A
Draft for discussion purposes only
5/02/19

Background: HB 2423 A establishes the 2018 IRC with Appendix Q as a small home specialty code for small houses that are 400 square feet or less, sets design criteria for sprinkler systems, requires the installation of a heat detector unit alarm or photoelectric smoke detector unit, and allows local control over the location of sprinkler heads within the small home.

Concept: A few minor technical fixes could be made to clarify the intent of the bill to facilitate implementation and enforcement of the bill. These amendments would clarify that:

- The technical provisions of the 2018 IRC with Appendix Q apply to the construction of a small home
- The small home specialty code technical provisions supersede any existing conflicting technical provisions of the state building code
- The bill does not change any existing state building code administrative or scoping provisions
- For sprinkler system design purposes the small home is a single compartment and uses two sprinkler heads for flow rate calculations
- The local building official can substitute the location of a particular sprinkler head or heads with heat detector unit alarms
- The local building official can substitute the entire sprinkler system with heat detector unit alarms

Proposed Amendments to HB 2423 A

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, ~~Appendix Q of~~ the 2018 International Residential Code **with Appendix Q** 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. ~~[Except to the extent superseded by the Small Home Specialty Code, the construction of a small home is governed by the Low-Rise Residential Dwelling Code. Specialty code provisions that conflict with the Small Home Specialty Code or with the Low-Rise Residential Dwelling Code do not apply to a small home.]~~ **Small homes shall only be permitted to be occupied as one-family dwellings for residential purposes.**

(4) Notwithstanding ORS 455.020 and 455.030, 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 built with at least one listed photoelectric smoke alarm. The alarm must be installed and located according to the listing requirements specified by the manufacturer, as determined by the Department of Consumer and Business Services or the State Fire Marshal

~~(5)~~**(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. **These fire sprinklers shall have a maximum combined design flow demand of less than 20 gallons per minute, and shall be served by the standard default water meter size of the local municipality.** The residential fire sprinklers in a small home shall be located according to the location requirements of the installation standard referenced in the ~~[state building code]~~**2018 International Residential Code, for coverage purposes.**

~~[(6) A small home must be built with a listed heat detector unit alarm or a listed photoelectric smoke alarm. The alarm must be installed and located according to the listing requirements specified by the manufacturer, as determined by the Department of Consumer and Business Services or the State Fire Marshal, and may be an alternative or addition to the installation of a second residential fire sprinkler].~~

(7) The building official of the local municipality may permit increased detection and occupant notification, including the installation of one or more listed heat detector unit alarms, either in replacement of one or more fire sprinkler heads located for coverage purposes or in replacement of the entire fire sprinkler system. Replacement determinations are not required to be established as equivalent.

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