

BOD 24-01: R-4 Relative Hazard Classification City of Portland Title 24.85, OSSC 310.5

QUESTION: Since Table 24.85-A was developed before R-4 occupancies were added to the building code, which Relative Hazard Classification is appropriate?

RESPONSE: Residential Group R-4 occupancies include buildings with more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care.

Due to the number of occupants and nature of occupants, R-4 occupancy is considered more hazardous than R-3 (typically one and two-family residential dwellings) but less hazardous than I-1 occupancy (which includes assisted living facilities with more than 16 occupants). R-4 occupancies are assigned to Relative Hazard Classification 4.

TABLE 24.85-A

Relative Hazard Classification	OSSC Occupancy Classification	Seismic Improvement Standard
6 (Highest)	A, E, I-2, I-3, H-1, H-2, H-3, H-4, H-5	OSSC or ASCE 41-BPON
5	R-1, SR, I-1, I-4	
4	R-2, R-4	ASCE 41-BPOE
3	B, M	
2	F-1, F-2, S-1, S-2	
1 (Lowest)	R-3, U	

Change History:

Effective Date	Significant Changes	Employee Name
1/12/24	Implementation	Matt Rozzell