



TOPIC: Scope and Administration - IRC/1/#3

CODE: Oregon Residential Specialty Code: 2021 Edition

APPROVED: August 17, 2022 _____, **Director**

REFERENCE: Section R101.2 Scope
Section R202 Definitions - Story

SUBJECT: Four Story Structures Regulated Under the Oregon Residential Specialty Code

QUESTION: The scope of the Oregon Residential Specialty Code is limited to structures not more than three stories above grade plane. Under what conditions may a four-story residential structure be regulated under the Oregon Residential Specialty Code?

RESPONSE: Four story residential structures, including those with enclosed useable and/or habitable space on all four stories, may be regulated under the Oregon Residential Specialty Code provided all of the following conditions are met:

1. NFPA 13-D fire sprinklers shall be installed throughout the structure, under a permit from Portland Permitting & Development.

Where an ADU is present within a four-story structure, an NFPA 13-R sprinkler system shall be installed throughout the structure under a separate permit from the Fire Marshall's Office;

2. Four story structures with more than 2,000 square feet of total enclosed space and enclosed useable and/or habitable space on more than three stories, shall have at least two egress doors to the exterior. Each required egress door shall be located on a different story, and shall be located at grade, or be provided with access to grade via a code compliant ramp or stairway.

Where an ADU is present within a four-story structure, two egress doors shall be provided from each dwelling unit having enclosed usable space on more than three stories. Each required egress door shall be located on a different story, and shall be located at grade, or be provided with access to grade via a code compliant ramp or stairway;

3. Structures with enclosed useable and/or habitable space on four stories shall not

also have a basement, a mezzanine, or a roof deck (five levels);

4. The underside of the lowest floor shall be protected with 5/8-inch gypsum sheathing or shall be protected with additional fire sprinklers;
5. Exposed vertical posts supporting the lowest floor shall have a minimum solid sawn size of 6-inches by 6-inches, or be of noncombustible construction, and;
6. The structural design for the entire structure shall be prepared by a licensed design professional registered in the state of Oregon.

New May 1, 2012

Updated August 17, 2022

Amended with new bureau name July 08, 2024.