

# HOUSING COST IMPACT STATEMENT

FOR ESTIMATING THE EFFECT OF A PROPOSED RULE OR ORDINANCE ON THE COST OF DEVELOPING  
A \*TYPICAL 1,200 SQ FT DETACHED SINGLE FAMILY DWELLING ON A 6,000 SQ FT PARCEL OF LAND.  
(ORS 183.534)  
FOR ADMINISTRATIVE RULES

AGENCY NAME: Consumer & Business Services  
Building Codes Division

PERMANENT:

HEARING DATE: December 18, 2018

ADDRESS: 1535 Edgewater Street NW

CITY/STATE: Salem, OR

PHONE: 503-378-4133

TEMPORARY:

EFFECTIVE DATE: January 15, 2019

## BELOW PLEASE PROVIDE A DESCRIPTION OF THE ESTIMATED SAVINGS OR ADDITIONAL COSTS THAT WILL RESULT FROM THIS PROPOSED CHANGE.

PROVIDE A BRIEF EXPLANATION OF HOW THE COST OR SAVINGS ESTIMATE WAS DETERMINED.  
IDENTIFY HOW CHANGE IMPACTS COSTS IN CATEGORIES SPECIFIED

### Description of proposed change: (Please attach any draft or permanent rule or ordinance)

This proposed rule adds additional provisions for wildfire hazard mitigation to the 2017 Oregon Residential Specialty Code (ORSC) in Section R327 that will be available for local adoption.

### Description of the need for, and objectives of the rule:

ORS 455.610 requires the division to adopt, and amend as necessary, a low-rise code “that contains all the requirements, including structural design provisions, related to the construction of residential dwellings three stories or less above grade.” Furthermore, ORS 455.020 and 455.110 require the division to adopt a uniform state building code that conforms to model building codes generally accepted and in use to govern the “construction, reconstruction, alteration and repair of buildings and other structures” and the “installation and use of mechanical, heating and ventilating devices and equipment” in buildings and other structures.

The 2017 ORSC, which became effective October 1, 2017, did not include Appendix W. On July 11, 2018, the Residential and Manufactured Structures Board reviewed and approved Appendix W – Wildfire Hazard Mitigation to be added to the ORSC and for the division to proceed to rulemaking.

The division worked with stakeholders, including representatives from the fire service and homebuilders, to adopt wild fire hazard standards that are workable for Oregon. This rule would make the increased wildfire hazard mitigation provisions in Section R327 available for local adoption.

### List of rules adopted or amended:

Amend 918-480-0010.

### Materials and labor costs increase or savings:

The division estimates that municipalities adopting the increased provisions in Section R327 will add approximately \$2,500-\$3,000 to the existing costs of a typical 1,200 square foot detached single family dwelling. This increase includes the costs of labor and materials to comply with the increased provisions.

The Residential and Manufactured Structures Board made the specific finding that the added cost is necessary for the health and safety of the occupants and the public, or necessary to conserve scarce resources.

### Estimated administrative construction or other costs increase or savings:

The proposed rules do not impose any additional administrative requirements.

Land costs increase or savings: N/A

Other costs increase or savings: None.

\*Typical-Single story 3 bedrooms, 1 ½ bathrooms, attached garage (calculated separately) on land with good soil conditions with no unusual geological hazards.

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