





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

CODE: Residential Specialty Code: 2011 Edition

APPROVED: May 1, 2012 [Paul L. Scarlett] 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 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 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 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 the Bureau of Development Services;
- 2. Four story structures with more than 2,000 SF total enclosed space and enclosed useable and/or habitable space on more than three levels shall have at least two exit doors to the exterior, each on a different level;
- 3. Structures with enclosed useable and/or habitable space on four levels shall not also have a basement (five levels);
- 4. The underside of the lowest floor shall be protected with 5/8" gypsum sheathing or shall be protected with additional fire sprinklers;
- 5. Exposed vertical posts supporting lowest floor shall be of minimum 6" nominal dimension, or be of noncombustible construction; and
- 6. The structural design for entire building shall be by a licensed design professional.