



**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.