City of Florence
A City in Motion

City of Florence
City Council & Planning Commission Joint Work Session

In Person & Videoconference
Florence Events Center
715 Quince Street
Florence, OR 97439
541-997-3437
www.ci.florence.or.us

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting, and can be found of the City of Florence website at www.ci.florence.or.us/council.
- Items distributed during the meeting, meeting minutes, and a link to the meeting video are posted to the City's website at www.ci.florence.or.us/council as soon as practicable after the meeting.
- To be notified of City Council meetings via email, please visit online at http://www.ci.florence.or.us/newsletter/subscriptions.

December 4, 2023 **JOINT WORK SESSION AGENDA** **5:30 p.m.**

City Council:
Rob Ward, Mayor
Sally Wantz, Council President — Bill Meyer, Council Vice-President
Jo Beaudreau, Councilor — Robert Carp, Councilor

Planning Commission:
Sandi Young, Chairperson
Kevin Harris, Vice-Chairperson — Laurie Green, Commissioner
Debbie Ubnoske, Commissioner — Eric Hauptman, Commissioner
Wendy Krause, Commissioner — Renee LoPilato, Commissioner

With 48 hour prior notice, an interpreter and/or TTY: 541-997-3437, can be provided for the hearing impaired.
Meeting is wheelchair accessible.

The Florence City Council and Planning Commission Joint Work Session meeting will be held in person at Florence Events Center.

In addition, members of the public can listen and view the meeting through the 'GoToWebinar' platform at the following link: https://attendee.gotowebinar.com/register/5780577265426799958

Meetings are also shown live on Cable Channel 191 and online at https://www.ci.florence.or.us/citymanager/public-meetings-live.

Citizens wishing to express their views may submit comments in writing or verbally at regular Council Meetings. For more information, please see the end of this agenda or visit the City of Florence website at www.ci.florence.or.us/council/request-address-city-council-speakers-card.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE **5:30 p.m.**

1. WORK SESSION DISCUSSION TOPICS

Housing Implementation Plan Project: Receive a staff presentation and discuss the project, proposed work products and public outreach related to transitional housing, emergency housing, camping, and residential district development standards.

- Review and discuss Housing Implementation Plan Stakeholders Committee (HIP) Recommendations.
- Results and feedback from community.

COUNCIL CALENDAR		
All meetings are held in person at City Hall unless otherwise indicated		
Date	**Time**	**Description**
December 7, 2023	8:30 a.m.	City Council Work Session
December 11, 2023	3:00 p.m.	City Council Executive Session
December 11, 2023	5:30 p.m.	City Council Meeting
December 14, 2023	8:45 a.m.	City Council Work Session

PUBLIC MEETINGS PROCEDURES

The December 4, 2023 City Council & Planning Commission Joint Work Session will be held in-person and virtually through the GoToWebinar platform.

Expressing Views to the City Council: Work Sessions do not allow time for public comments. Public Comment periods are provided at City Council regular sessions which are generally held on the 1st and 3rd Mondays of each month beginning at 5:30 p.m. For the latest City Council meeting calendar, visit the City of Florence website at https://www.ci.florence.or.us/calendar.

For more information on the City of Florence's Public Meeting Policies, visit the City of Florence website at https://www.ci.florence.or.us/council/rules-procedure.

Memorandum:

To: City Council and Planning Commission

From: Wendy Farley Campbell, Community Development Director

Meeting Date: December 4, 2023

Subject: Housing Implementation Plan Project -- Code Updates Phase 2

Introduction

To maximize the effectiveness of each of the materials presented we have provided a brief summary of each document in the hopes that it will help you better understand and absorb the material for discussion during the upcoming Joint Work Session of the City Council and Planning Commission scheduled for Monday, December 4, 2023.

The Transitional Housing Subcommittee met four times between April and October 2023 to research options and deliberate to a recommendation to the HIP SAT. The HIP SAT at their final meeting on November 9th voted to recommend consideration of Attachment 2 with amendments as provided. The Council and Commission will be reviewing and deliberating Attachments 2, 3, and 8 in consideration for future adoption.

Shelter and Housing Comparison Matrix-- Attachment 1

This table includes the four types of shelters and housing comparing the various code limitations and permissions. It reflects most of the criteria listed in the code sections of Attachments 2 and 3 below.

Code Section FCC 10-4-- Attachment 2

The code recommendations for Title 10 Chapter 4 Conditional Uses include provisions for transitional housing developments and emergency housing semi-permanent. These include design criteria and well as criteria to mitigate anticipated nuisance and increase neighborhood compatibility.

Code Section FCC 1-9--Attachment 3

The code proposal for Title 1 Chapter 9 Emergency Shelter Siting and Temporary Camping includes the movement of emergency housing siting from Title 10 Chapter 2 and the addition of provisions for legal camping. There are criteria for permissions both on public and private property. The criteria include limitations related to time and buffers and provision of sanitation well as criteria to mitigate anticipated

nuisance and increase neighborhood compatibility. These code sections have not been recommended by the Sub-Committee for Transitional Housing or the HIP SAT due to time constraints.

Transitional Housing Survey Results--Attachment 4

A summary of the results from a survey conducted by project consultants.

Oregon Transitional Housing Standards 2017-- Attachment 5

The *Oregon Transitional Housing Standard* is adopted by the State of Oregon Building Codes Division and is available for adoption by municipalities for the purpose of providing accommodations in the form of living units located on transitional housing parcels to be used by one or more individuals or by families as authorized by ORS 446.265.

Ordinance No. 18, Series 1988--Attachment 6

Permittance of missions in City Code, that was revoked.

Background Brief Tiny Home Regulation 2019-- Attachment 7

A look at the regulations surrounding Tiny Homes in Oregon, what defines a Tiny Home, and how they fit into Transitional, Temporary, and Standard Housing.

Code Section FCC 10-10-4-- Attachment 8

The code recommendations for Title 10 Chapter 10 Residential Districts include modification to the minimum lot area and dimensions for the Medium Density District. This consideration is driven by developer request.

City of Florence Zoning Map—Attachment 9

To assist in referencing where the proposed updates for transitional housing, semi-permanent emergency shelters and medium density lot dimensions would occur.

Items Attached:

- **Attachment 1:** Shelter and Housing Comparison Matrix
- **Attachment 2:** Proposed Code Title 10 Chapter 4, Section 12-J
- **Attachment 3:** Proposed Code Title 1 Chapter 9
- **Attachment 4:** Transitional Housing Survey Results
- **Attachment 5:** Oregon Transitional Housing Standards 2017
- **Attachment 6:** Ordinance No. 18, Series 1988
- **Attachment 7:** Background Brief Tiny Home Regulation 2019
- **Attachment 8:** Proposed Code Title 10 Chapter 10, Section 4
- **Attachment 9:** City of Florence Zoning Map

Attachment 1

City of Florence
Housing Implementation Plan
11-30-23

Temporary Shelter and Housing Types Comparison

	Camping	Emergency Shelter Event	Emergency Shelter/Mission Permanent	Transitional Housing
Who can apply/operate	Property Owner	Non-Profit, Government	Non-Profit, Government	Non-Profit, Government
Process & Approval	Administrative, Registration	Administrative, City Manager	Quasi-Judicial Public Hearing--PC	Quasi-Judicial Public Hearing--PC
Permitted Zoning Districts	Commercial & Industrial Categories, and any Public and Religious Institution properties	Unspecified	Commercial & Industrial Categories, High Density Residential, and any Public and Religious Institution properties	Commercial Categories, High Density Residential, Professional Office / Institutional, any Public and Religious Institution properties
Permitted Outright or Conditional Use	N/A	N/A	CUP	CUP
Physical Setbacks/Buffers	5’ setback from side & rear property lines 10’ internal separation	No	10’ from residential district, front same as district, 5’ setback from side & rear property lines, 5’ from each other or as per building code	10’ from residential district, front same as district, 5’ setback from side & rear property lines, 5’ from each other or as per building code
Programmatic—Part of a self-sufficiency program	No	No	Yes	Yes
Minimum Parking Required	No	No	Vehicle: one per 6 beds & 1 per 400 sq. ft. office Bicycle: 1 per 4 beds	Vehicle: 1 per 2 units and 1 per 400 sq. ft. office Bicycle: 1 per 4 units
Type of Shelter	RVs, Vehicles and tents dependent on location	RVs, tents, trailers, vehicles, yurts, and similar	Structures w/building code, temporary structures w/OTHS, hotels, converted permanent structures, yurts, pallet shelters, RVs	Structures w/building code, temporary structures w/OTHS, hotels, converted permanent structures, yurts, pallet shelters, RVs

			Missions: barrack/dormitory type occupancy	
Storage	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street
Sanitation	Handwashing, garbage, toilet, pet relief area	Handwashing, garbage, toilet, pet relief area	Shelter—Handwashing, garbage, toilet Mission—toilet, handwashing Pet relief area	Handwashing, garbage, toilet, shower Pet relief area
Kitchen	No	No	Yes	Yes
Permanent Utilities	No	No	Yes	Yes
Number of units	non-residence property—3 residence--1 RV or backyard tent	Unspecified	Shelters—1 bed per 500 sq. ft.	One unit per 1,000 sq. ft.
Payment/monetary	No	No	No	Yes
Revokable by City	Yes, 4-hours notice	Yes	Yes, via CUP	Yes, via CUP
Revokable by Owner	Yes, no time limits	Yes	Yes	Yes
Lighting	No	No	Yes	Yes
Staffing	No	No	Yes	Yes
Length of Stay/Tenancy	Commercial and streets 9:30 pm to 8 am, Residential-RV…tents…	Unspecified	Shelter-12 months Mission-4 calendar days in a 30-day period	24 months
Prohibited Areas/Geographical Buffers	Bay St. and Old Town District, all publicly owned or maintained parking lots, all public property located within an area zoned for residential use, park sites developed with recreational facilities or as public gathering spaces, within visual line of sight of a trail on public property, city hall, library, senior center, FEC.	No	300 ft. from Old Town District 300 ft. from schools 300 ft. from child and day care facilities	300 ft. from Old Town District 300 ft. from schools 300 ft. from child and day care facilities

Attachment 2

10-4-12: ADDITIONAL CONDITIONS: Some land uses by the nature of the activity associated with them require separate and intense consideration by the Planning Commission prior to their establishment. Such uses and additional conditions are as follows:

….

J. Missions, Emergency Shelters and Transitional Housing Developments: The criteria below apply to all three uses unless stated or restricted otherwise. The inclusion of emergency shelters below does not apply to those uses qualifying under ORS 197.782 and approved by the City Manager.

1. Missions, Emergency Shelters and Transitional Housing Developments serve people experiencing homelessness, providing temporary shelter and offer items like food, clothing, and hygiene facilities as provided or required under this code. The housing units or beds are occupied by guests temporarily. Regardless of the amenities provided they are not dwellings as defined under 10-2.

   a. Emergency Shelters and Transitional Housing Developments allowed housing unit types:

      1. Units in dwelling structures complying with Oregon State Building Code

      2. Units in temporary structures complying with the Oregon Transitional Housing Standards.

      3. Hotel or motel structures converted for this use.

      4. Units in structures with non-residential occupancy classifications and converted for this use using either the Oregon State Building Code or Oregon Transitional Housing Standards.

      5. Yurts, Huts, Pallet Shelters, Recreational Vehicles

   b. Missions provide shelter without compensation through shared sleeping quarters, similar to barracks, located in a single structure complying with the Oregon State Building Code for that occupancy type.

2. The following separation distances are required and are measured from lot line to lot line or zoning boundary as applicable:

   a. 300 ft. from the Old Town District

   b. 300 ft. from the elementary or secondary schools described under ORS 339.020 or 339. 030.

   c. 300 ft. from commercial child care or day care facilities

3. Lot Coverage: Maximum lot and building/structure coverage shall be the same as the district, unless a preservation credit is achieved in accordance with FCC 10-34-2-4. All permanent and temporary structures as well as impervious surfaces are used to calculate coverage.

4. Lot Area: The lot area minimum shall be the same as the district. Except for hotel or motel conversions, density is limited as follows. Transitional Housing Developments shall have at least 1,000 sq. ft. of lot area, rounded to the nearest whole number for each housing unit. Emergency Shelters shall have at least 500 sq. ft. of lot area, rounded to the nearest whole for each bed.

5. Yard Regulations: All structures shall have a minimum setback of 5 ft. from side and rear property lines, except that if the rear or side yard abuts a residential district, the minimum shall be 10 feet from the abutting lot line. The front yard setback shall be the same as the district.

6. Minimum Structure Separation. When not located in a single structure, housing units shall be separated from one another by a minimum of five feet.

7. Sanitation:

    a. Transitional Housing Occupants shall be provided, at a minimum, on-site toilet, shower, handwashing, trash and recycling in any combination through separate or shared facilities.

    b. Emergency Shelter Guests shall be provided, at a minimum, on-site toilet, handwashing, and trash and recycling in any combination through separate or shared facilities.

    c. Mission Guests shall be provided on-site toilet and handwashing through shared facilities.

8. Kitchen: Emergency Shelter occupants and Transitional Housing occupants shall either be served meals or be provided cooking and food preparation area in any combination through separate or shared facilities.

9. Utilities: Permanent water and sewer service connections shall be provided. Units shall be served by a common single shared water meter and sewer service. Fuel based generator use is not permitted.

10. Storage and Screening.

    a. No outdoor storage is permitted, excluding bicycles. Residents shall be provided with enclosed, secure storage facilities for their belongings. Shipping containers are not permitted, except as permitted under 10-4-12-E.

    b. Trash and recycling receptacles stored outside of an enclosed building are required to be screened from public view.

    c. Any facility utilizing a unit type other than structures complying with Oregon State Building Code must screen those units from the street and public view with a minimum six (6) ft. tall fence and evergreen vegetated buffer screening at least 75% of the view at maturity.

11. Parking:

a. Transitional Housing Developments: Vehicular parking shall be provided at a ratio of one space for every two units and one space per 400 sq. ft. of office, meeting, or similar staffing support facility space. Bicycle spaces shall be provided at one space per four units.

b. Emergency Shelters and Missions: Vehicular parking shall be provided at a ratio of one space per 6 beds and one space per 400 sq. ft. of office, meeting, or similar staffing support facility space. Bicycle spaces shall be provided at a ratio of one space per four beds.

12. Pets: Pet relief area shall be provided if pets are permitted in the Mission, Emergency Shelter or Transitional Housing Development and the area will be kept free of feces. Pets must be on leash when not in units, crates or a separate fenced dog run area.

13. Smoking: Designated areas for smoking shall not be located within the required setback areas and shall be screened from the street and public view.

14. Length of Stay: An occupant may reside in a Transitional Housing Development for up to 24 months, a guest in an Emergency Shelter for 12 months and a guest in a Mission for no more than 4 calendar days in any continuous thirty (30) day period.

15. Site Manager. Transitional Housing Developments, Emergency Shelters, and Missions must have an assigned site manager, who can be an owner-occupant, tenant, lessee or person other than an owner who has possession and/or control of the property. The site manager shall provide local contact information, name and telephone number, to all property owners and residents within 500 feet of the site on an annual basis. The site manager must be available to accept and immediately respond to telephone calls during business hours. Any change in local contact person must be reported to the city and property owners and residents within 500 feet of the site at least seven days prior to the date the change takes effect.

16. Management plan. An operations, security, and case management plan for Transitional Housing Developments and an operations and security plan for Emergency Shelters and Missions shall be submitted to the city at the time of land use application for review and approval. Plan revisions shall be provided to the city in the annual report.

17. Code of Conduct. The managing agency shall provide to all occupants and guests a code of conduct. Occupants are expected to also adhere to city code that governs behavior within the city. A copy of the code of conduct shall be submitted to the city at the time of application.

18. Eligibility. Preference should be given to individuals in the following order: those originally from Florence or have been living within the Siuslaw School District for the past year.

19. These above listed criteria are in addition to those required under general conditions of this chapter and others as applicable under this title.

20. Periodic Review. The managing agency shall file an annual report of operations with the city by July 31st. The report shall include information such as the number of occupants served and how the conditions of approval are continuing to be met. Periodic review shall be conducted one year from occupancy at which time City staff may conduct a site visit to ensure the facility meets the conditions of its land use approval.

Other resources

- Rogue Retreats: https://www.rogueretreat.org/housing-shelter/
- Portland S2HC: https://www.portland.gov/bps/planning/s2hc
- PSU HRAC: https://www.pdx.edu/homelessness/evaluation-best-practices-village-model
- Portland Transition Projects: https://www.tprojects.org/
- Oregon PSH Program: https://www.oregon.gov/ohcs/development/Pages/permanent-supportive-housing.aspx
- Bend Outdoor Shelters Program: https://www.bendoregon.gov/city-projects/community-priorities/houselessness/outdoor-shelter
- HUD Exchange Continuum of Care (CoC) Program Eligibility: https://www.hudexchange.info/programs/coc/coc-program-eligibility-requirements/
    - HUD TH Definition

TITLE 1
CHAPTER 9

EMERGENCY SHELTER SITING AND TEMPORARY CAMPING

SECTION:

1-9-1: Emergency Shelter Siting—Event Based

A. The City Manager may designate sites or allow the siting of tents, temporary shelters, RVs, motorhomes, park models, and similar self-contained mobile structures in areas in which these uses were previously excluded, to provide housing on a temporary basis for disaster victims and response and relief workers until said conditions have been alleviated as determined by the City Manager.

B. The City Council may allow a warming shelter by any nonprofit organization or religious institution entity when low temperatures or adverse weather conditions endanger human life.

C. The City Manager will review applications for emergency shelters made under Oregon Revised Statute 197.782 and on the forms provided by the city. Approval will be granted if the criteria of the ORS are met. The approval is revokable upon finding the statute is not met, to include by not limited to an unreasonable risk to public health or safety is present.

1-9-2: Camping Regulations Purpose. The purpose of this chapter is to protect the health and safety of residents and regulate the use of public and private property by establishing reasonable time, place, and manner regulations.

1-9-2-1: Definitions. As used in this Chapter, the following words and phrases mean:

Camp or camping.	To pitch, erect, create, use, or occupy camp facilities for the purpose of habitation, as evidenced by the use of camp paraphernalia
Camp facilities.	Includes, but are not limited to, tents, huts, temporary shelters, motor vehicles, and recreational vehicles

Camp paraphernalia.	Includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks, and outdoor cooking devices and utensils and similar equipment.
Campsite.	Any place where one or more persons have established temporary sleeping accommodations by use of camp facilities or camp paraphernalia.
City manager.	The Florence city manager, or the city manager's designee.
Dwelling.	A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
Motor vehicle.	A vehicle that is self-propelled or designed for self-propulsion and is operative, licensed, registered and insured.
Parking lot.	A developed location that is designated for parking vehicles, whether developed with asphalt, concrete, gravel, or other material.
Personal property.	Items that can reasonably be identified as belonging to an individual and that have apparent value or utility.
Public property.	Any real property or structures owned, leased, or managed by the City, including public rights-of-way.
Public rights-of-way.	All property dedicated to the public for transportation purposes and administered by the City, including streets, roads, bridges, alleys, sidewalks, trails, paths, and all other public ways and areas managed by the City.
Right-of-way.	Includes public utility easements to the extent that the easement allows use by the permittee planning to use or using the public utility easement. "Right-of-way" includes the subsurface under and airspace over these areas
Recreational Vehicle or RV.	A vehicle with or without motive power that is designed for use as temporary living quarters and as further defined by the Oregon Department of Transportation in OAR Chapter 735, Division 022. Examples include motor homes, camping trailers, tent trailers, truck campers and camper vans. The RV must be operative as applicable, licensed, registered and insured.
Solid waste.	Any garbage, trash, debris, yard waste, food waste, or other discarded materials.
Store or storage.	To put aside or accumulate for use when needed, to put for safekeeping, or to place or leave in a location.
Vehicle.	A motor vehicle or recreational vehicle.

1-9-2-2: Temporary Camping Program.

A. The prohibitions in Section 1-9-2-3 shall not apply to the following circumstances:

1. The property involved is appropriately zoned and has all necessary approvals for the proposed camping use, in a vehicle or otherwise, as provided in Title 10 (Zoning Regulations) of the Florence City Code; or

2. Camping is occurring in accordance with emergency shelter siting made pursuant to FCC 1-9-1; or

3. A special event permit has been issued in accordance with FCC 7-5 authorizing camping.

B. Notwithstanding the prohibitions in FCC 1-9-2-3, with written authorization of the property owner, up to one family may use a property developed with an occupied residential dwelling, with further authorization from any tenants of the property, for camping by either: using a tent to camp in the back yard of the residence, or using a single vehicle parked in the driveway of the dwelling.

C. Notwithstanding the prohibitions in FCC 1-9-2-3, the property owner of a commercial or industrial zoned property, a public entity, or a religious institution, place of worship with written authorization may allow up to 3 total vehicles or tents in any combination.

D. A property owner who authorizes any person to camp on property must:

1. Not require or accept the payment of any monetary charge nor performance of any valuable service in exchange for providing the authorization to camp on the property; provided, however, that nothing in this section will prohibit the property owner from requiring campers to perform services necessary to maintain safe, sanitary, and habitable conditions at the campsite or source of sanitary facilities;

3. Ensure vehicles and/or tents are located within an on-premise parking lot, and are spaced at least 10 feet apart, for section B above;

4. Provide a storage area for campers to store any personal items not stored in vehicles or tents so the items are not visible from any public right-of-way or adjacent properties;

5. Require camping facilities to be not less than five feet away from any property line.

6. Provide or make access to sanitary facilities, including toilet, hand washing and solid waste disposal facilities, with such facilities except solid waste disposal not being in the front yard and all sanitary facilities being at least 10 feet from the property line of a residential use if not fully contained within a building or RV.

7. Request and receive an inspection performed by the City to confirm that sanitary facilities are in place, required setbacks are met, and any storage areas are screened, before vehicle or tent camping is commenced.

E. A property owner who allows camping pursuant to subsection B or C of this section may revoke that permission at any time and for any reason.

F. Notwithstanding the provisions of this section, the city manager may:

1. Revoke the right of a property owner to allow camping on property described in subsections B and C of this section upon finding that the property owner or a camper has violated any applicable law, ordinance, rule, guideline or agreement, or that any activity occurring on that property by a camper is incompatible with the use of the property.

2. Revoke permission for a person to camp on public property upon finding that the person has violated any applicable law, ordinance, rule, guideline or agreement, or that any activity occurring on public property by the person is incompatible with the use of the property.

3. A permission revoked by the city manager under this subsection is subject to notice in the manner provided in FCC xx-xx and a right to appeal and hearing procedure as provided in FCC xx-xx.

G. Any person whose permission to camp on property has been revoked pursuant to subsections E or F of this section must vacate and remove all belongings from the property within four hours of receiving such notice.

H. All persons participating in a camping program described in subsections B and C of this section do so at their own risk, and nothing in this section or chapter creates or establishes any duty or liability for the City or its officers, employees or agents, with respect to any loss related to bodily injury (including death) or property damage.

1-9-2-3 Prohibited Camping

A. Except as expressly authorized by the Florence City Code, at all times it is unlawful to establish, use, or occupy a campsite in the following public locations:

1. City of Florence park sites developed with active use recreational facilities, designed as public gathering spaces, hosting community drinking water wells, or containing significant riparian or wetland areas including, but not limited to:

a. Miller Park

b. Pepperoaks Pocket Park

c. Munsel Greenway

d. Rolling Dunes

f. 18th St. Pocket Park

g. Singing Pines (playground and dog park areas)

h. Bay St. Gazebo Park

i. Veterans Park

j. Exploding Whale Park

k. Gallaghers Park

2. Within a significant riparian or wetland area or visual line of sight from a constructed and signed recreational trail on public property;

3. The following city-owned facilities, and associated grounds, that are open to the public:

   a. City Hall

   b. Senior and Activity Center

   c. Florence Events Center

   d. Public Works

   e. Justice Center

   f. Florence Municipal Airport

4. City owned or maintained parking lots unless identified as a vehicle camping lot;

5. Public rights-of-way abutting a church or religious institution or within 200 feet of, a lot or parcel containing an elementary school, secondary school, day care facility, child care facility, or facility providing services to homeless persons in accordance with FCC 7-1-7-4-D;

6. Public rights-of-way adjacent to a lot or parcel containing a dwelling;

7. The following developed public rights-of-way that are more heavily trafficked, or that are in areas with industrial activities:

   a. Oak St. from 21st to 43rd St.

   b. Bay St.

   c. Spruce St.

   d. 21st Street from Highway 101 to Spruce St.

   e. 8th Street from Highway 101 to Quince Street

   f. Rhododendron Dr.

   g. 9th Street from Highway 101 to Rhododendron Dr.

   h. Kingwood Street from 2nd Street to 35th Street

   i. Munsel Lake Road

   j. Public rights-of-way within 100 feet of the edge of pavement of Hwy. 101 or Hwy. 126

   k. 32nd St. between Oak St. and Hwy 101

   l. Harbor St.

   m. Streets within the Old Town Districts Areas A, B, and C

B. Any person camping in a vehicle must adhere to the parking and street obstruction regulations in a public ROW as outlined in FCC 7-1.

C. Except as expressly authorized by the Florence City Code, it shall be unlawful for any person, other than persons camping in a vehicle, to camp or maintain a campsite on any publicly owned property during the hours of 8:00 a.m. to 8:00 p.m.

D. Except as expressly authorized by the Florence City Code, it shall be unlawful for any person, to store personal property, including camp facilities (excepting a vehicle) and camp paraphernalia, on any public property during the hours of 8:00 a.m. to 8:00 p.m.

E. Notwithstanding the provisions of this section, the City Manager may temporarily authorize camping or storage of personal property on public property by written order that specifies the period of time and location upon finding it to be in the public interest and consistent with City Council goals and policies.

F. The City Manager may adopt administrative rules to implement the provisions of this section.

1-9-2-4 Campsite Cleanup

A. Cleanup of illegal campsites will be scheduled by the chief of police or designee.

B. Signs may be posted advising that camping is prohibited. Whether or not a sign is posted, a specific dated and timed notice will be posted and distributed in the area of a scheduled cleanup at least 72 hours before the cleanup.

C. Notwithstanding subsections A and B of this section, cleanup of campsites may occur immediately and without notice if the chief of police or designee determine that either of the following conditions exist:

1. An emergency such as possible site contamination by hazardous materials or where there is an immediate danger to human life or safety;

2. Illegal activity other than camping.

D. At the time of the cleanup, written notice will be posted and distributed announcing the telephone number where information on picking up the stored property can be obtained during normal business hours.

E. Written notices will be in both English and Spanish.

F. Copies of all notices shall be provided to the Oregon Department of Human Services and/or the Lane County Human Services Department.

1-9-2-5 Removal, Storage and Retrieval of Personal Property Associated with Camping

A. Personal property will be separated from solid waste during cleanups. Solid waste will be immediately discarded. Items of personal property will be turned over to the police department and stored. The personal property shall be stored for no less than 30 days, during which time it will be reasonably available to persons claiming ownership of the personal property.

B. When conducting a campsite removal, the City shall arrange in advance for a location for personal property to be stored.

C. Any personal property that remains unclaimed for 30 days after the cleanup may be disposed of, sold, donated, used, or transferred as abandoned personal property, but no waiting period beyond the 30 days is required prior to the disposal, sale, donation, use, or transfer.

D. Weapons, drug paraphernalia, and items which reasonably appear to be either stolen or evidence of a crime may be retained and/or disposed of by the police department in accordance with the department's written policies and procedures.

1-9-2-6 Violation - Penalty

Violation of this chapter is a civil infraction subject to a civil penalty as provided in FCC 1-4.

1-9-2-7 Nonexclusive Remedy

The remedies described in this chapter shall not be the exclusive remedies of the City for violations of this chapter.

1-9-2-8 Interpretation

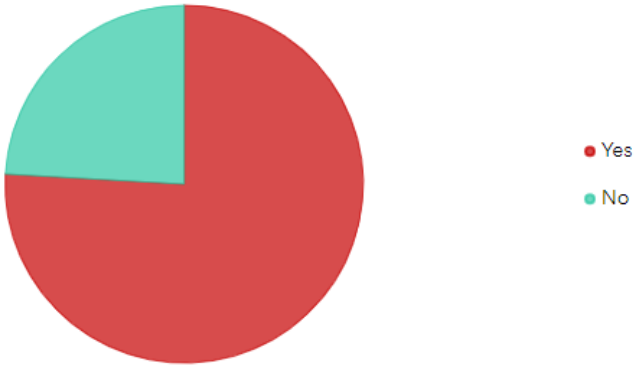
This chapter is to be interpreted consistent with applicable state and federal law.

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

Attachment 4

TRANSITIONAL HOUSING SURVEY

Should Florence allow transitional housing? Column Bar Pie Map

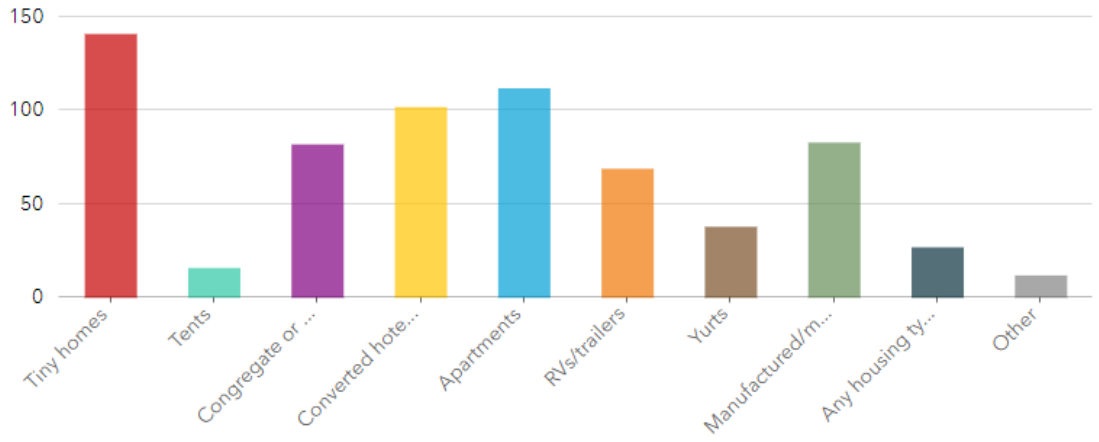


Hide table Empty categories Sort

Answers	Count	Percentage
Yes	148	71.15%
No	47	22.6%

Answered: 195 Skipped: 13

If the City allows transitional housing, what types of shelter should be permitted? Column Bar



HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

Answers	Count	Percentage
Tiny homes	141	67.79%
Tents	16	7.69%
Congregate or group housing	82	39.42%
Converted hotels or motels	102	49.04%
Apartments	112	53.85%
RVs/trailers	69	33.17%
Yurts	38	18.27%
Manufactured/mobile homes	83	39.9%
Any housing type	27	12.98%
Other	12	5.77%

Answered: 184 Skipped: 24

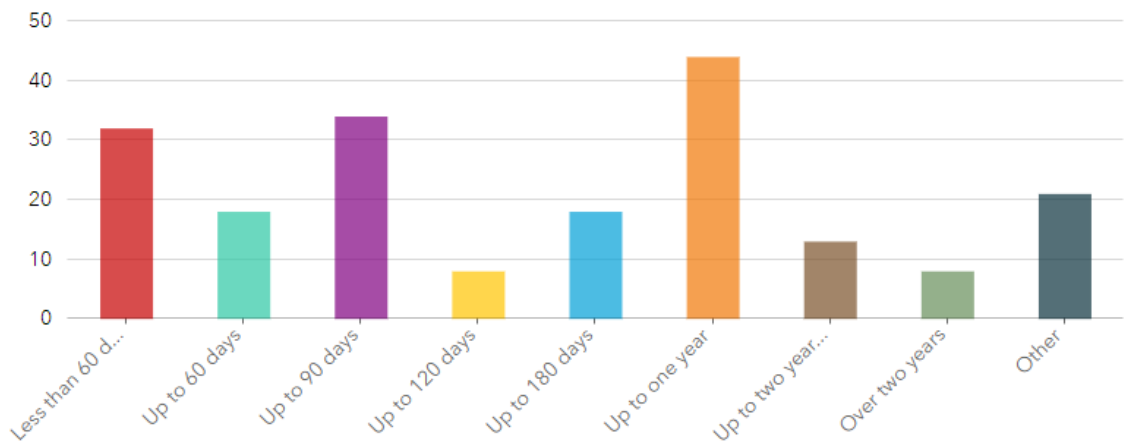
If you selected "other" in the previous question, what other types of shelter should be allowed as transitional housing?

- Redevelopment of vacant/abandoned buildings
- Designated overnight parking areas for vehicles
- Several comments suggesting no transitional housing should be allowed

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

What should be the maximum length of stay for guests?

Column Bar Pie Map



Answers	Count	Percentage
Less than 60 days	32	15.38%
Up to 60 days	18	8.65%
Up to 90 days	34	16.35%
Up to 120 days	8	3.85%
Up to 180 days	18	8.65%
Up to one year	44	21.15%
Up to two years	13	6.25%
Over two years	8	3.85%
Other	21	10.1%

Answered: 196 Skipped: 12

If you selected "other" in the previous question, what do you think the maximum length of stay should be for transitional housing guests?

- Zero
- Under six months
- Indefinitely until the guest finds permanent housing and/or work

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

- 45 days
- 18 months

Answers	Count	Percentage
Any residential zone	55	26.44%
Low-density residential zones	40	19.23%
Medium-density residential zones	30	14.42%
High-density residential zones	38	18.27%
Institutional or office zones	80	38.46%
Commercial zones	95	45.67%
Other	24	11.54%

Answered: 189 Skipped: 19

If you selected "other" for the previous question, what areas should allow transitional housing?

- On any vacant property
- Within a certain distance of services
- Outside city limits

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

- Land owned by religious institutions
- Anywhere

Answers	Count	Percentage
Landscaping/screening requirements	135	64.9%
Minimum parking	127	61.06%
Bike parking	116	55.77%
Storage facilities	111	53.37%
Minimum open space	68	32.69%
Common spaces/areas	117	56.25%
Must have architectural design requirements	83	39.9%
Other	19	9.13%

Answered: 188 Skipped: 20

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

If you selected "other" in the previous question, what kind of development standards or amenities should be required with transitional housing?

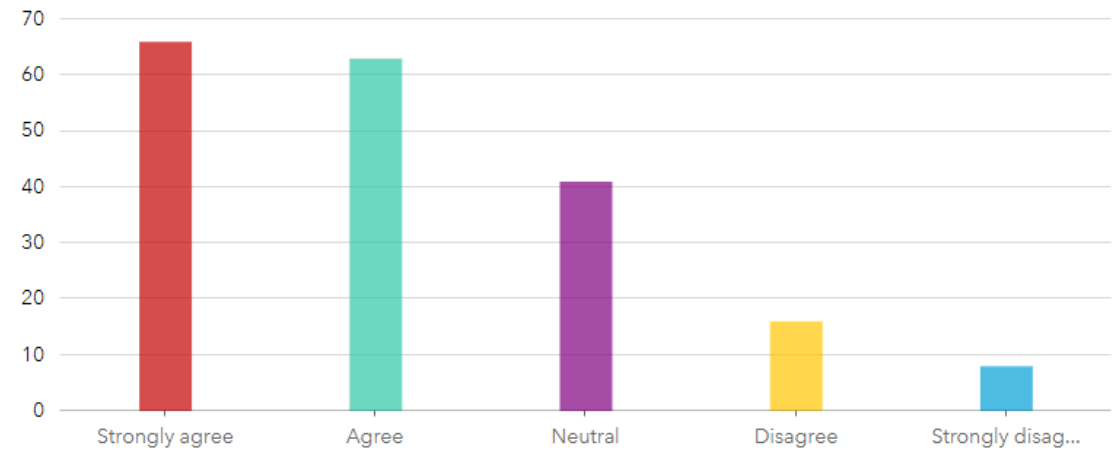
- Security
- Basic amenities (wifi, laundry)
- General maintenance for a clean property
- ADA
- Transit access

Please indicate how much you agree with the following transitional housing strategies:

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

Cap on the number of transitional housing developments in the City.

Column Bar Pie Map

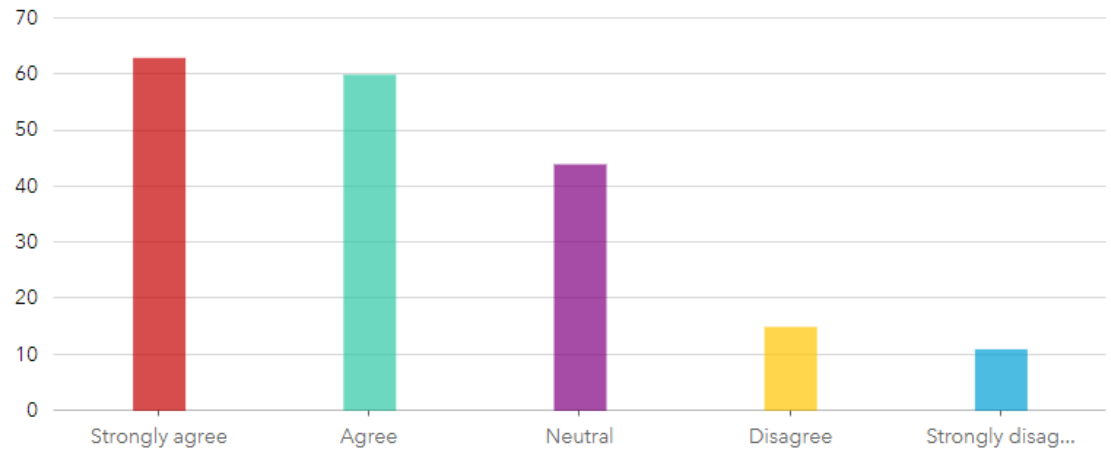


Answers	Count	Percentage
Strongly agree	66	31.73%
Agree	63	30.29%
Neutral	41	19.71%
Disagree	16	7.69%
Strongly disagree	8	3.85%

Answered: 194 Skipped: 14

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

Set a percentage of allowed transitional housing developments per number of total houses or... Column Bar Pie Map

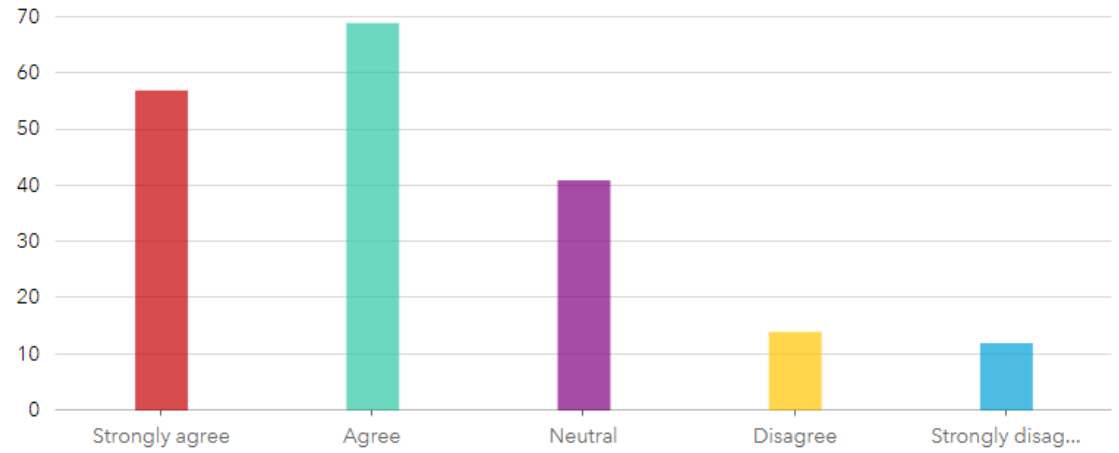


Answers	Count	Percentage
Strongly agree	63	30.29%
Agree	60	28.85%
Neutral	44	21.15%
Disagree	15	7.21%
Strongly disagree	11	5.29%

Answered: 193 Skipped: 15

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

Transitional housing must be a minimum distance from other transitional housing development. Column Bar Pie Map



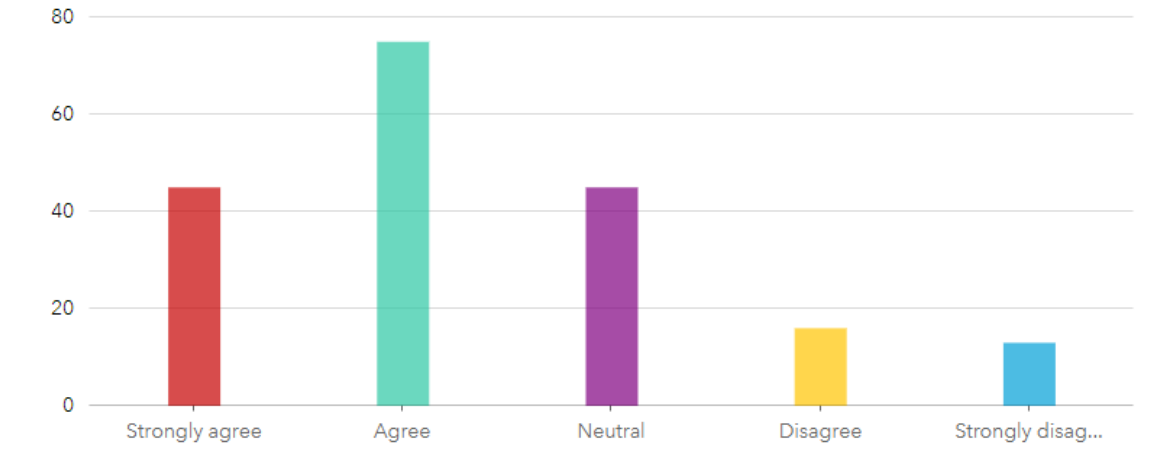
Hide table Empty categories Sort

Answers	Count	Percentage
Strongly agree	57	27.4%
Agree	69	33.17%
Neutral	41	19.71%
Disagree	14	6.73%
Strongly disagree	12	5.77%

Answered: 193 Skipped: 15

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY

Transitional housing must be within a certain distance of essential City services (e.g., medical... Column Bar Pie Map



Hide table Empty categories Sort

Answers	Count	Percentage
Strongly agree	45	21.63%
Agree	75	36.06%
Neutral	45	21.63%
Disagree	16	7.69%
Strongly disagree	13	6.25%

Answered: 194 Skipped: 14

If you have other ideas for how Florence should limit or manage the location and number of transitional housing projects, please write them here.

- Concerns transitional housing will attract more people experiencing homelessness from other areas
- Need supportive wrap-around services
- Must be close to services
- Should be close to transit
- On-site management and operational/maintenance standards

Attachment 5

2017

OREGON

TRANSITIONAL

HOUSING

STANDARD

PREAMBLE

i) **Background.** The *Oregon Transitional Housing Standard* is adopted by the State of Oregon Building Codes Division and is available for adoption by municipalities for the purpose of providing accommodations in the form of living units located on transitional housing parcels to be used by one or more individuals or by families as authorized by ORS 446.265.

This standard does not limit the authority of a municipality to enact separate regulations providing for transitional housing units in accordance with ORS 466.265. Separate regulations can address utility connections, foundations, fire resistive construction, fire sprinkler systems, room sizes, structural components and other matters not covered by the *Oregon Electrical Specialty Code*, the *Oregon Plumbing Specialty Code* and the *Oregon Mechanical Specialty Code*.

ii) **Adoption. Effect on Municipality.** The provisions contained in this standard are not mandatory unless specifically referenced in the municipal adopting ordinance.

Nothing in this standard is intended to confer any power to a municipality that the municipality does not already possess under Oregon law. Ordinances should include requirements for:

a) Fees, permits, plan review, inspections (including frequency of inspections), action on appeals, requests for interpretation, and customer contacts regarding the local adoption of this standard.
b) *Locating transitional housing units* only on parcels established by the municipality in accordance with its adopted ordinance and ORS 446.265.
c) Oversight and on-going inspections, if any, of the transitional housing parcels for abatement of nuisances and dangerous conditions as well as maintenance.

iii) **State Building Code.** The *Oregon Transitional Housing Standard* is separate from, and not a part of, the *State Building Code*. All work completed under this standard shall be performed by appropriately licensed workers.

iv) **Local Modifications.** Municipalities may adopt modifications which contain more or less restrictive construction requirements than those established in this standard. At a minimum, local modifications shall comply with:

a) The *Oregon Electrical Specialty Code*;
b) The *Oregon Plumbing Specialty Code*; and
c) The mechanical and fuel gas requirements of the *Oregon Residential Specialty Code*.

Local modifications may not alter any licensing requirements.

v) **Inspector Competency.** The building official shall ensure that persons possess appropriate knowledge prior to allowing the individual to perform plan reviews and inspections on *transitional housing unit*s.

vi) **Referenced Specialty Codes.**

a) Electrical installations not covered in this standard shall be in conformance with the *Oregon Electrical Specialty Code.* The licensing requirements of OAR Chapter 918, Division 30 apply. See Chapter 6 of this standard.
b) Plumbing installations not covered in this standard shall be in conformance with the *Oregon Plumbing Specialty Code*. The licensing requirements of OAR Chapter 918, Division 30 apply. See Chapter 7 of this standard.
c) Mechanical and Fuel Gas installations not covered in this standard shall be in conformance with the *Oregon Residential Specialty Code*. See Chapter 8 of this standard.

vii) **Campgrounds or Transitional Housing Parcels**. *Campgrounds or transitional housing parcels* providing transitional housing accommodations described under this standard may be operated by private persons or nonprofit organizations and may be located within an urban growth boundary.

Transitional housing campgrounds or parcels do not constitute recreational vehicle or manufactured housing parks. *Transitional housing units* are not authorized for use outside of *transitional housing campgrounds or parcels* established under ORS 446.265.

Version 1.2

CHAPTER 1 ADMINISTRATION

CHAPTER 2 DEFINITIONS

CHAPTER 3 BUILDING PLANNING

CHAPTER 4 PLACEMENT

CHAPTER 5 CONSTRUCTION

CHAPTER 6 ELECTRICAL

CHAPTER 7 PLUMBING

CHAPTER 8 MECHANICAL, FUEL SYSTEMS AND EQUIPMENT

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title. These provisions shall be known as the *Oregon Transitional Housing Standard*, and shall be cited as such and will be referred to herein as "this standard."

101.2 Scope. The provisions of this standard shall apply to the construction, location, and use of detached, single story *transitional housing unit*s.

101.2.1 Limitations. The use of *transitional housing units* described in this standard shall be limited to persons who lack permanent shelter and cannot be placed in other low-income housing. A municipality may limit the maximum amount of time that an individual or a family may use the accommodations. This standard only applies to transitional housing units located in a transitional housing campground

101.2.2 Utility Connections. This standard contains requirements for *transitional housing units* attached to a foundation with utility connections consistent with the requirements of the *Oregon Residential Specialty Code*.

101.3 Campgrounds. *Transitional housing units* may only be located in *campgrounds* as set forth in this section. *Campgrounds* shall be established by the municipality in conformance with ORS 446.265.

101.3.1 Campground Parcels. *Campgrounds* established for providing transitional housing accommodations shall be allowed in accordance with ORS 446.265.

101.3.2 Shared Facilities. *Campgrounds* providing transitional housing accommodations described under this standard may provide access to water, toilet, shower, laundry, cooking, telephone or other services either through separate or shared facilities. Shared facilities are subject to regulation under all state building codes described under ORS 455.010(7) and the recreation park specialty code described under ORS 446.310 (Definitions for ORS 446.310 to 446.350) to 446.350 (Tourist Facility Account). The transitional housing standards shall not be used for shared facilities located on parcels established under ORS 446.265.

101.3.3 Parking Facilities and Walkways. Site amenities for *campgrounds* shall include parking facilities and walkways.

SECTION 102
APPLICABILITY

102.1 Other Laws. The provisions of this standard shall not be deemed to nullify any provisions of local, state, or federal law.

102.2 Partial Invalidity. In the event any part or provision of this standard is held to be illegal or void, this shall not have the effect of making illegal or void any of the other parts or provisions.

102.3 Additions, Alterations, or Repairs. (*Note: This section may be amended by the municipality*) Additions, alterations, or repairs to any structure shall conform to the requirements for a new structure. Additions, alterations, or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded, will not provide adequate egress in compliance with the provisions of this Standard, or will obstruct existing exits, create a fire hazard, reduce required fire resistance, or otherwise create conditions dangerous to human life.

SECTION 103
PERMITS (Reserved)

(Reserved to be completed by the municipality)

SECTION 104
PROHIBITED INSTALLATIONS

104.1 Gasoline and Diesel Fuel Systems. *Transitional housing units* shall not be equipped with gasoline or diesel fuel storage and fuel transfer or dispensing systems.

104.2 Internal Combustion Engine Generators. *Transitional housing units* shall not be equipped with internal combustion engine generators or preparations for the later installation of an internal combustion engine generator.

SECTION 105
CONSTRUCTION DOCUMENTS (Reserved)

(Reserved to be completed by the municipality)

SECTION 106
FEES (Reserved)

(Reserved to be completed by the municipality)

SECTION 107
INSPECTIONS (Reserved)

(Reserved to be completed by the municipality)

CHAPTER 2
DEFINITIONS

SECTION 201
GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this Standard, have the meanings indicated in this chapter.

201.2 Interchangeability. Words used in the present tense include the future, words in the masculine gender include the feminine and neuter, the singular number includes the plural and the plural, the singular.

201.3 Terms Defined in Other Codes. Where terms are not defined in this standard and are defined in the *Oregon Electrical Specialty Code*, *Oregon Residential Specialty Code*, *Oregon Mechanical Specialty Code* or *Oregon Plumbing Specialty Code* such terms shall have meanings ascribed to them as in those codes.

201.4 Terms Not Defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Words of common usage are given their plain, natural, and ordinary meanings. Words that have well-defined legal meanings are given those meanings.

SECTION 202
DEFINITIONS

APPROVED. Acceptable to the code official or authority having jurisdiction.

ACCESSIBLE LOFT SPACE. Floor space located in the *loft area* that has a ceiling to floor height of less than 5 feet (1524 mm).

CAMPGROUND. A *campground* established by a municipality to be used for providing transitional housing accommodations in accordance with ORS 446.265.

COMBUSTIBLE MATERIAL. Materials made of, or surfaced with, wood, compressed paper, plant fibers, or other material that will ignite and burn. These materials shall be considered as combustible even though flame proofed, fire retardant treated, or plastered.

COMPARTMENT. A completely enclosed volume designed to provide for a separate area.

CYLINDER. (*Propane*) A portable container constructed in accordance with U.S. Department of Transportation Specifications/or LP-Gas *Cylinder*s (49 CFR).

FUEL SYSTEM. Any arrangement of *pipe*, tubing, fittings, connectors, tanks, controls, valves, and devices designed and intended to supply or control the flow of fuel.

HABITABLE ROOM. A room or enclosed floor space arranged for living, eating, cooking, or sleeping purposes, but not including bathrooms, closets and hallways.

HEAT-PRODUCING APPLIANCE. An appliance which produces heat by utilizing electric energy or by burning fuel.

INTERIOR FINISH. The exposed interior surface in combination with the substrate to which it is applied. *Interior finish* shall include any material (such as paint, wallpaper, decorative panels, etc.) which is affixed to such surfaces by permanent or semi-permanent means.

LABELED. Equipment or materials to which has been attached a label, symbol, or other identifying mark of an organization acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production *labeled* equipment or materials and by who's labeling the manufacturer indicates compliance with appropriate standards or performance in a specified manner.

LISTED. Equipment or materials included in a list published by an organization acceptable to the authority having jurisdiction and concerned with product or service evaluation, that maintains periodic inspection of production of *listed* equipment or materials or periodic evaluation of services and whose listing states either that the equipment or material meets appropriate designated standards or has been tested and found suitable for use in a specified manner.

LOFT AREA. Any accessible partial floor level located above the main floor that provides either a *habitable room* or *accessible loft space*.

PIPE. Rigid conduit of iron, steel, copper, brass, aluminum, or plastic.

PIPING. The tubing or conduit of the system. There are three general classes of *piping* as follows:

Branch (Lateral) Lines. Those sections of the *piping* system that serve a room or group of rooms on the same story of the facility.

Main Lines. Those parts of the system that connect the source (pumps, receivers, etc.) to the risers or branches, or both.

Risers. The vertical *pipes* connecting the system main line(s) with the branch lines on the various levels of the facility.

PORCH. *Porch* shall refer to an exterior floor area, with or without a roof, that is not enclosed in any manner with the exception of guardrails and roof supports.

PROPANE. (Liquefied Petroleum Gas, LP-Gas, LPG) Any material having a vapor pressure not exceeding that allowed from commercial *propane* composed predominantly of the following hydrocarbons, either by themselves or as mixtures: *propane*, propylene, butane (normal butane or iso-butane), and butylene.

READILY ACCESSIBLE. Able to be located, reached, serviced or removed without removing other components or parts of the apparatus and without the need to use special tools to open enclosures.

TRANSITIONAL HOUSING UNIT. A single story, detached structure providing transitional housing accommodations for use as temporary living units by one or more individuals or by families.

CHAPTER 3
BUILDING PLANNING

SECTION 301
INTERIOR FINISH

301.1 Interior Finish Flame Spread Limitations. *Interior finish* of walls, partitions, ceilings, exterior passage doors, cabinets, habitable areas, hallways, and bath or water closet rooms, including shower/tub walls shall be of materials whose flame spread classification does not exceed 200 when tested in accordance with ASTM E84 or ANSI/UL 723. Cabinet door and drawer faces, exposed cabinet bottoms and end panels, and tub/shower walls shall be permitted to obtain a radiant panel index of the same value as determined in accordance with ASTM E162, Test for Surface Flammability of Materials Using a Radiant Heat Energy Source.

Exception: These flame-spread limitations do not apply to moldings, decorative trim, furnishings, windows, doors, skylights or their frames and casings, interior passage doors, countertops, cabinet rails, stiles, mullions, toe kicks and padded cabinet ends.

301.2 Use of Cellular Foam or Foamed Plastic Materials. Cellular foam or foamed plastic materials shall not be used for *interior finish*.

301.3 Interior Finish of Fuel-Fired Furnace and Water Heater Enclosures. Walls, doors, and ceilings of fuel-fired furnace or fuel-fired water heater enclosures shall be finished in materials whose flame spread classification does not exceed 25 when tested in accordance with NFPA 255, The Standard Method of Test for Surface Burning Characteristics of Building Materials and which provide fire protective characteristics equivalent to $^{5}/_{16}$-inch (7.9 mm) gypsum or better. All openings, including those for *pipe*s or vents, in furnace or water heater *compartments* shall be tight-fitted or fire-stopped.

301.4 Protection of Cabinets above the Cooking Range. Combustible vertical cabinet face(s) and door(s) directly above the range or range space shall be protected for the full width of the range by a hood with a metal eyebrow extending not less than 2½ inches (63.5 mm) measured horizontally out from the cabinet face.

Exception: The metal hood may be omitted when an appliance or equipment designed and *listed* for this purpose is installed between the range and the overhead cabinet.

SECTION 302
GLAZING

302.1 Glazing Materials. All interior glazing materials with an exposed area exceeding 431 square inches (278,064 mm^2) shall comply with ANSI Z97.1, *Safety Glazing Materials Used in Buildings — Safety Performance Specifications and Methods of Test*, or equal requirements and shall be so identified by the manufacturer of the glazing.

SECTION 303
EXITS

303.1 Minimum Number of Exits. Each *transitional housing unit* shall have a minimum of two unobstructed exits located remote from each other and so arranged as to provide a means of unobstructed egress to the exterior. Each bedroom and area designed for sleeping shall have at least one unobstructed exit and at least one alternate exit. The width of the unobstructed exit shall comply with Section 306.2 and shall not require passing any designated exit to gain use of another designated exit except when any part of a bed in its normal sleeping configuration is within 24 inches (609.6 mm) of the plane of the nearest designated exit as projected across the unit.

303.2 Access to Alternate Exits. The path leading to an alternate exit, shall be not less than 13 inches (330 mm) wide at the narrowest point and, as a minimum, shall extend vertically from the supporting surface below the alternate exit to the top of the alternate exit. The supporting surface shall be not more than 3 feet (0.9 m) below the bottom of the alternate exit and shall be capable of supporting a weight of 300 lb (136 kg).

303.3 Operation of Exits. The latch mechanism of any required exit facility shall be operable by hand, and shall not require the use of a key or special tool for operation from the inside. No more than 20 pounds of force (89N) shall be required to open a required exit.

303.4 Size of Alternate Exits. The alternate exit, if not an exterior passage door, shall provide an opening of sufficient size to permit unobstructed passage, keeping a major axis parallel to the plane of the opening and horizontal at all times, of an ellipsoid generated by rotating about its minor axis an ellipse having a major axis of 24 inches (610 mm) and a minor axis of 17 inches (432 mm). An exterior passage door if used for an alternate exit shall provide an unobstructed opening with a minimum horizontal dimension of 18 inches (457 mm) and a minimum vertical dimension of 48 inches (1219 mm) (See Figure 303.4).

303.5 Marking of Alternate Exits. Alternate exits other than exterior passage doors shall be identified by a waterproof label with the word "EXIT" in a minimum size 1-inch (25.4 mm) red letters on a contrasting background. Labels shall be placed on the interior wall surface above or below the exit on the interior ceiling surface within 8 inches (203 mm) of the opening in an unobscured visible location, or shall be installed in the interior of the exit frame, or on the moveable portion of the exit approximately midway between the sides.

303.6 Identification of Exit Handles. Handles that must be operated to open alternate exits shall be colored red.

Exceptions:

1. Exterior and interior passage door handles need not be colored.
2. On alternate exit windows in which normal horizontal or vertical slider operation results in an opening size that complies with Section 303.4 and does not require any other operation to comply, latches, locks, or handles need not be colored.

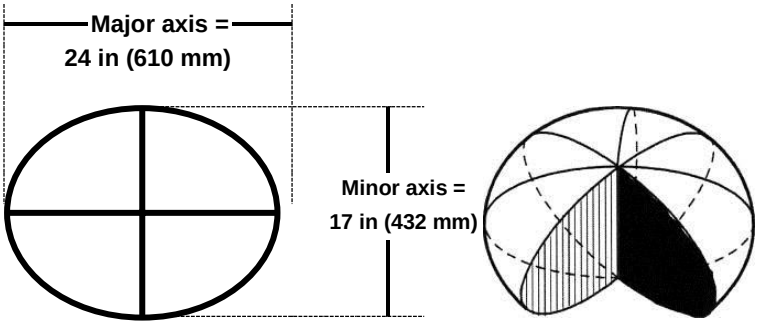


FIGURE 303.4

SECTION 304
STAIRWAYS AND ACCESS LADDERS

304.1 Size Requirements for All Stairways.

304.1.1 Width. Stairways shall not be less than 17 inches (432 mm) in clear width at all points at or above the permitted handrail. The minimum width below the handrail height shall not be less than 20 inches (508 mm).

304.1.2 Treads and Risers. Treads shall be a minimum of 7 inches (178 mm) and risers shall be a maximum of 12 inches (305 mm). Tread depth and riser height shall be permitted to be calculated based upon the following formula:

Minimum tread depth = 20" (508 mm) minus $^{4}/_{3}$ riser height

OR

Maximum riser height = 15" (381 mm) minus $^{3}/_{4}$ tread depth

304.1.3 Uniformity of Treads and Risers. The greatest riser height within any flight of stairs, other than the top riser, shall not exceed the smallest by more than $^{3}/_{8}$ inch (10 mm).

304.2 Special Stair Requirements.

304.2.1 Winder Stairs. Winder stairs shall be permitted provided that the width of the tread at a point not more than 12 inches (305 mm) from the side where the treads are narrower is not less than 10 inches (254 mm) and the minimum width of any tread is not less than 6 inches (152 mm). A continuous handrail shall be provided on the side where the tread is narrower.

304.2.2 Spiral Stairs. Spiral stairs shall be permitted, provided the minimum width shall be 26 inches (660 mm) with each tread having a 7½ inches (190 mm) minimum tread width at 12 inches (305 mm) from the narrow edge. All treads shall be identical, and the rise shall be installed in accordance with the manufacturer's instructions or calculation. Calculations shall include concentrated loads totaling actual dead load plus 250 pounds (93kg).

304.2.3 Alternating Tread Devices. Alternating tread devices shall be permitted, provided the width complies with Section 304.1.1, the handrail complies with Section 305.1, have a minimum projected tread of 8½ inches (216 mm), a minimum tread depth of 10½ inches (266.7 mm), and a maximum tread rise of 8 inches (204 mm).

304.3 Access Ladders.

304.3.1 Size and Capacity. Ladders supplied for access to a loft shall have 12 inches (305 mm) minimum rung width and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall support a 300-pound (136 kg) load. Rung spacing shall be uniform within $^{3}/_{8}$ inches (9.5 mm).

304.3.2 Stability. Ladders shall be designed to prevent lateral movement in excess of 2 inches (50.8 mm) when in use and ladders shall be designed to be installed at 70 to 80 degrees (1.22 to 1.40 rad).

SECTION 305
HANDRAILS/GUARDRAILS

305.1 Handrails. Handrails having minimum and maximum heights of 30 inches and 38 inches (762 mm and 965 mm), respectively, measured vertically from the nosing of the treads shall be provided on at least one side of stairways of three or more risers. Spiral stairways shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space not less than 1½ inches (38 mm) between the wall and the handrail.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout, or starting easing shall be allowed over the lowest tread.

305.2 Handrail Grip Size. Handrails shall have either a circular cross-section with a diameter of 1¼ inches (32 mm) to 2 inches (51 mm) or a non-circular cross-section with a perimeter of at least 4 inches (102 mm) but not more than 6¼ inches (159 mm) and a largest cross-section dimension not exceeding 2¼ inches (57 mm). Edges shall have a minimum radius of $^{1}/_{8}$ inches (3.2 mm).

305.3 Guardrail Requirements. Guardrails on open sides of stairways, raised floor areas, lofts, or balconies, shall have intermediate rails or ornamental closures, which do not allow passage of an object 4 inches (102 mm) or more in diameter. Raised floor surfaces located more than 30 inches (762 mm) above the floor below shall have guardrails not less than 36 inches (914 mm) in height or one-half (½) the maximum clear height to the ceiling, whichever is less. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Exception: The triangular opening formed by the riser, tread, and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches in diameter (152 mm) cannot pass through.

SECTION 306
MINIMUM SPACE REQUIREMENTS/USABILITY

306.1 General. All *transitional housing units* shall be provided with the minimum space requirements required by this section.

306.2 Circulation. An interior route is required to connect all rooms. An interior route cannot pass through bathrooms or closets in order to get to living areas. The interior route must be at least 36 inches (914 mm) wide. The width of the interior route may reduce to 32 inches (813 mm) wide for a distance of no more than 24 inches (610 mm) (such as doorways or between fixtures).

306.3 Clear Floor Space. Each room providing living space in a *transitional housing unit* must include at least one clear floor space providing either of the following dimensions:

1. **Circular Space:** A floor area of 60 inches (1524 mm) in diameter, or
2. **T-Shaped Space:** The T-shape 60 inches (1524 mm) on long side, 36 inches (914 mm) on other "T" sides with at least 12 inches (305 mm) clearance on either side, and a "T" depth of at least 36 inches (914 mm).

306.4 Clear Floor Space at Appliances, Fixtures, and Operable Equipment. A clear floor space measuring 30 inch × 48 inch (762 mm × 1219 mm) minimum is required to be adjacent to all appliances, fixtures, and operable equipment. The clear space may provide for either a front or side approach.

306.5 Kitchen Countertops. Kitchens must have countertops mounted at a maximum height of 34 inches (864 mm) above the floor at both the sink and at a 30-inch-wide (762 mm) kitchen work surface adjacent to the range.

306.6 Bathrooms. A clear 30 inch × 48 inch (762 mm × 1219 mm) floor space shall be provided for each individual fixture. The clear space may provide for either a front or side approach. Clear floor spaces may overlap, but doors may not swing into the clear floor space unless there is a 30 inch × 48 inch (762 mm × 1219 mm) clear floor space outside of the swing of the door.

306.6.1 Water Closets/Lavatories. The specific clear floor spaces and the size of the clear floor space may vary depending on the location of the lavatory. If the lavatory is outside of the water closet clear floor space, then the size of the clear floor space is 60 inches (1524 mm) wide minimum by 56 inches (1422 mm) deep minimum. The water closet must have a centerline positioned 18 inches (457 mm) from the side wall surface.

An arrangement where the lavatory is adjacent to the water closet and overlaps the water closet clear floor space is permitted if the depth of the water closet clear floor space is increased to 60 inches × 66 inches (1524 mm × 1676 mm).

306.6.2 Blocking. Blocking must be included in bathroom walls at specific heights to support grab bars in accordance with this section. It is not required that grab bars be installed.

306.6.2.1 Water Closet. Blocking shall be installed at a height spanning from 32 inches (813 mm) to 40 inches (1016 mm) above the floor on both the near side wall and the rear wall of the water closet, for a distance of 48 inches (1219 mm) and 60 inches (1524 mm) from the corner respectively.

306.6.2.1.1 Blocking Type. Blocking shall be of one of the following types:

1. 2-inches × 10-inches (50.8 mm × 254 mm) board or $^{3}/_{4}$-inch (19.1 mm) thick plywood mounted between the studs and under the gypsum board wall surface.
2. Sixteen-gauge metal sheet blocking able to withstand a 250-pound load applied to the grab bar in any direction.

306.6.2.2 Showers and Tubs. Blocking for grab bars at showers and tubs shall be provided at the locations specified in ANSI A117.1 for the intended installation.

306.7 Pipe Protection. *Pipe* protection is required to protect residents from contact with hot water *pipe*s and abrasive or sharp surfaces under all sinks and lavatories. Sinks must have the drain opening at the rear of the sink. If a garbage disposal is installed, it must also not intrude into the knee and toe clearance.

306.8 Controls. Thermostat controls, locations for HVAC filters, controls for fans and lighting, as well as the electric panel breaker boxes, must be between 15 inches and 48 inches (381 mm and 1219 mm) above the floor.

306.9 Doors. Doors allowing passage into a space or room must provide a clear opening width of 32 inches (813 mm) minimum and must also be a minimum of 80 inches (2032 mm) tall. At a swinging door, the actual dimension of the clear opening is measured between the face of the door opened to 90 degrees (1.57 rad) and the face of the stop. The clear door opening may not be less than 32 inches (813 mm). At a pocket door or sliding door, the actual dimension of the clear opening is measured from the edge of the door fully retracted to the face of the stop. The opening with the door fully retracted must have a clear width of 32 inches (813 mm).

306.9.1 Door hardware. The operable parts of the hardware, including deadbolts, must be mounted at a height between 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the floor.

306.9.2 Threshold Profile. A threshold up to ¼ inches (6.4 mm) high can simply be a vertical face and does not require any bevel. Thresholds taller than ¼ inches (6.4 mm) and up to $^{1}/_{8}$ inches (3.2 mm) high can have a beveled profile that combines a ¼ inches (6.4 mm) vertical face with 1:2 sloped beveled edges and a flat top. Thresholds of any height are allowed when sloped for its entire length at a 1:12 slope or less.

SECTION 307
HAZARD DETECTION/SUPPRESSION EQUIPMENT

307.1 Smoke Alarms. Smoke alarms shall be installed in accordance with the *Oregon Residential Specialty Code.*

307.1.1 Installation of Smoke Alarm. The smoke alarm shall be installed in accordance with its listing.

307.2 Portable Fire Extinguishers. Each *transitional housing unit* equipped with fuel-burning equipment or 120/240-volt electrical system shall be provided with a *listed* portable fire extinguisher with a minimum rating of 5-B: C as defined in NFPA 10-2013, Standard for Portable Fire Extinguishers. The fire extinguisher shall be installed in accordance with its listing and Section 1-6 of NFPA 10-2013, Standard for Portable Fire Extinguishers, and shall be located within the *transitional*

housing unit interior within 24 inches (609 mm) of the opening for the primary means of exit.

307.4 Carbon Monoxide (CO) Alarms. All *transitional housing units* shall be equipped with a carbon monoxide alarm *listed* under the requirements of UL 2034 and installed according to the terms of its listing.

SECTION 308
CEILING HEIGHT

308.1 Minimum Height. Every *habitable room* and bathroom shall have a minimum ceiling height of not less than 6 feet 6 inches (1982 mm) for a minimum of 50 percent of the room's floor area. The remaining area may have a ceiling with a minimum height of 6 feet (1829 mm).

SECTION 309
LIGHT, VENTILATION, AND HEATING

309.1 Habitable Rooms. *Habitable rooms* shall be provided with exterior windows, skylights, or doors having a total glazed area of not less than 8 percent of the room gross floor area. An area equivalent to not less than 4 percent of the room gross floor area shall be openable for ventilation.

309.2 Bathrooms. Each bathroom shall be provided with artificial light and, in addition, be provided with external windows or vents having not less than one square foot of fully openable area except where a mechanical ventilation system to the exterior is provided capable of producing a change of air every 12 minutes.

309.3 Required Heating. Every *transitional housing unit* shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all *habitable rooms* at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

SECTION 310
LOFTS

310.1 General Requirements. Only one *loft area* is allowed in a *transitional housing unit*. The *loft area* shall comply with the provisions in this section.

310.2 Loft Areas. The *loft area* shall be provided with exterior windows, skylights, or doors having a total glazed area of not less than 8 percent of the gross floor area. An area equivalent to not less than 4 percent of the loft gross floor area shall be openable for ventilation.

310.3 Means of Escape. The *loft area* shall have a minimum of one exit in addition to the staircase or ladder into the *loft area*. This exit shall provide direct access to the exterior and comply with Sections 303.2 through 303.6.

310.4 Fire Detection. In addition to the smoke alarm(s) located on the main floor, the *loft area* shall have at least one smoke alarm installed that shall comply with the requirements *listed* in Section 307.1.

310.5 Adjacent Loft Areas. Light, ventilation, exit, and fire detection requirements may be combined with adjacent areas if a clear opening between the two areas of at least 60 inches (1524 mm) in width and the full height floor to ceiling in the *loft area* is provided.

SECTION 311
INSULATION

311.1 General. Insulation shall be rated by the insulation manufacturer.

311.2 Floor Cavity. A minimum of R-5 is required in floor cavities.

311.3 Wall Cavity. A minimum of R-5 is required in wall cavities.

311.4 Ceiling Cavity. A minimum of R-7 is required in ceiling cavities.

311.4.1 Condensation Control. Ceiling cavities shall have a vapor barrier having a permeance no greater than 1 perm (dry cup method) on the interior side of (under) the insulation.

Exception: Ceiling panels faced with polyvinyl chloride film of at least 4 mils in thickness (0.1 mm) shall be deemed to meet this requirement.

CHAPTER 4
PLACEMENT

SECTION 401
GENERAL

401.1 Other Laws. Each site shall be suitable for its intended use and shall comply with applicable federal, state, and local laws.

401.2 Applicable Standards. All *transitional housing units* shall be attached to a foundation. Foundation systems shall be designed and constructed in accordance with Section 403.

SECTION 402
SITE PREPARATION

402.1 Unforeseen Factors. When, during preparation of the site, unforeseen factors such as rock formation, high ground water levels, springs, or biological generated gasses are encountered, corrective work shall be taken prior to the siting of the *transitional housing unit*.

402.2 Grade. Grades shall slope downward away from patios, walls, foundations, and water supply wells.

402.3 Site Grading and Drainage. Site grading and drainage shall:

1. Provide a diversion of any surface water away from the *transitional housing unit*, accessory building, and structures except as necessary for controlled irrigation; and
2. Prevent standing water and soil saturation from becoming detrimental to structures and site use.
3. Grading, plantings, or drainage systems shall be constructed to prevent erosion of the *transitional housing unit* foundation from high velocity water runoff.
4. Where natural soils or controlled fill (free of grass and organic material) are used, such soils or fill shall support the loads imposed by the support system of the *transitional housing unit* placed thereon.
5. Up to 6 inches (152 mm) of non-compacted crushed rock or gravel, no smaller than ¾ inch (19mm) minus, may be placed on a *transitional housing unit* foundation base without affecting the soil bearing capacity of the foundation.

SECTION 403
FOUNDATION SYSTEMS

403.1 Application. The provisions of this section shall control the design and construction of the foundation and foundation spaces for *Transitional Housing Units*. Conformity to the specifications herein or the use of other materials or methods of construction accomplishing the purpose intended by this standard and *approved* by the building official shall be accepted as complying with this Standard.

403.2 Requirements. The foundation and its structural elements shall be capable of accommodating all lateral loads, superimposed live, dead, and other loads as required by the adopting municipality and in accordance with the provisions of this standard or accepted engineering design practice. Fills which support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice.

403.3 Drainage. Lots shall be provided with adequate drainage and shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm), except as restricted by lot lines where the fall will be a minimum of 6 inches (152 mm) regardless of the horizontal distance available.

403.4 Soil tests. In areas likely to have expansive, compressible, shifting, or other unknown soil characteristics, the building official may require a soil test to determine the soil's characteristics at a particular location. The building official may require that this determination be made by an *approved* agency using an *approved* method.

403.5 Expansive, Compressible, or Shifting Soil. When top or subsoils are expansive, compressible or shifting, such soils shall be removed to a depth and width sufficient to assure stable moisture content in each active zone and shall not be used as fill; or stabilized within each active zone by chemical, dewatering, pre-saturation or equivalent techniques when *approved* by the building official; or remain where footings, foundations and foundation slabs are designed in accordance with *approved* methods to prevent structural damage and excessive differential movement.

SECTION 404
MATERIALS

404.1 Wood Foundations. Wood foundation systems shall be designed and installed in accordance with the provisions of this Standard.

404.1.1 Fasteners. Fasteners used below grade to attach plywood to the exterior side of crawlspace wall studs, or fasteners used in knee wall construction, shall be of Type 304 or 316 stainless steel. Fasteners used above grade to attach plywood and all lumber-to-lumber fasteners except those used in knee wall construction shall be of Type 304 or 316 stainless steel, silicon bronze, copper, hot-dipped galvanized (zinc coated) steel nails, or hot-tumbled galvanized (zinc coated) steel nails. Electrogalvanized steel nails and galvanized (zinc coated) steel staples shall not be permitted.

404.1.2 Wood Treatment. All lumber and plywood shall be pressure-preservative treated and dried after treatment in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2), and shall bear the label of an accredited agency. Where lumber or plywood is cut or drilled after treatment, the treated surface shall be field treated with copper naphthenate, the concentration of which shall contain a minimum of 2 percent copper metal, by repeated brushing, dipping or soaking until the wood absorbs no more preservative.

404.2 Concrete. Concrete subject to weathering shall have a minimum specified compressive strength of f'_c, and be air entrained as specified in **Table 404.2**. The maximum weight of fly ash, other pozzolans, silica fume, slag or blended cements that is included in concrete mixtures for slabs and for exterior porches, carport slabs and steps that will be exposed to deicing chemicals shall not exceed the percentages of the total weight of cementitious materials specified in Section 4.2.3 of ACI 318. Materials used to produce concrete and testing thereof shall comply with the applicable standards listed in Chapter 3 of ACI 318 or ACI 332.

TABLE 404.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH[a] (f'_c)		
	Weathering Potential[b]		
	Negligible	Moderate	Severe
Foundations not exposed to the weather	2,500	2,500	2,500[c]
Interior slabs on grade, except garage floor slabs	2,500	2,500	2,500[c]
Foundation walls, exterior walls, and other vertical concrete work exposed to the weather	2,500	3,000[d]	3,000[d]
Porches, carport slabs and steps exposed to the weather and garage floor slabs	2,500	3,000[d]	3,000[d]

a. At 28 days psi.
b. Weathering potential as prescribed by the authority having jurisdiction.
c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d.
d. Concrete shall be air entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.

SECTION 405
FOOTINGS

405.1 Footings. All exterior walls, bearing walls, columns, and piers shall be supported on continuous solid masonry or concrete footings, wood foundations, or other *approved* structural systems which shall be of sufficient design to support safely the loads imposed as determined from the character of the soil, and except when erected upon solid rock or otherwise protected from frost, shall extend below the frost line. Minimum sizes for concrete footings shall be as set forth in **Figure 405**. Footings for wood foundations shall be in accordance with the details set forth in **Figures 406.4**. The top surface of footings shall be level. The bottom surface of footings may have a slope not exceeding 1 in 10. Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footing will exceed 1 in 10.

SECTION 406
FOUNDATION WALLS

406.1 Concrete and Masonry. Foundation walls shall be constructed in accordance with the provisions of this section with footings as shown in **Figure 405** and in accordance with ACI 318, ACI/ASCE 530, or NCMA TR68-A.

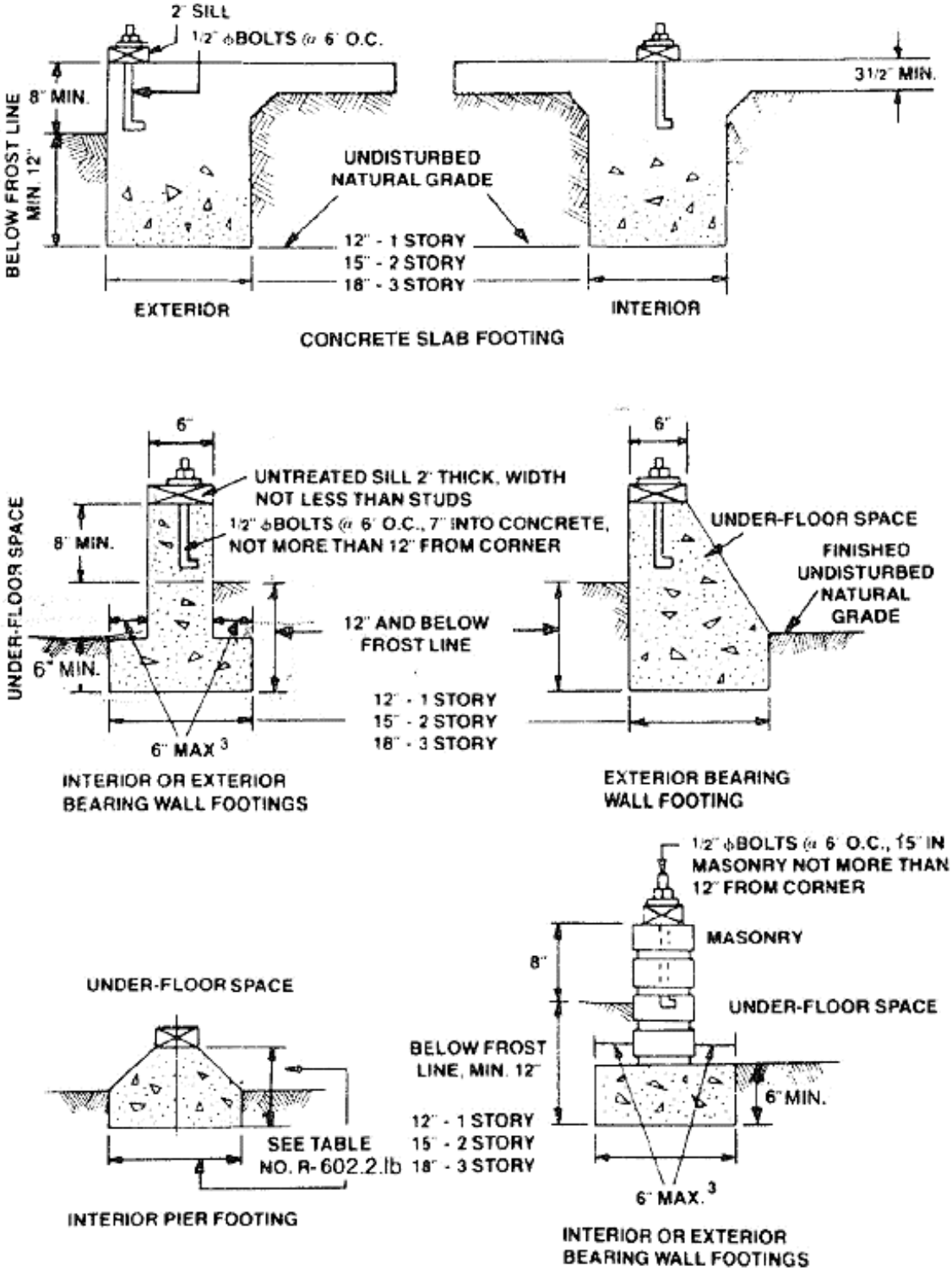
406.2 Backfill Damage. Foundation walls shall extend at least 8 inches (203 mm) above the finished grade adjacent to the foundation at all points. Backfill adjacent to the wall shall not be placed until the wall has sufficient strength or has been sufficiently braced to prevent damage by the backfill.

406.3 Masonry or Concrete Foundation. Masonry and concrete foundation walls shall be constructed as set forth in **Table 406.3**.

TABLE 406.3
MINIMUM THICKNESS AND ALLOWABLE DEPTH OF UNBALANCED FILL FOR UNREINFORCED MASONRY AND CONCRETE FOUNDATION WALLS[a,d] WHERE UNSTABLE SOIL OR GROUND WATER CONDITIONS DO NOT EXIST

FOUNDATION WALL CONSTRUCTION	NOMINAL THICKNESS,[c] INCHES	MAXIMUM DEPTH OF UNBALANCED FILL[a], FEET
Masonry of Hollow Units, Ungrouted	8 10 12	4 5 6
Masonry of Solid Units	6 8 10 12	3 5 6 7
Masonry of Hollow or Solid Units. Fully Grouted	8 10 12	7 8 8
Plain Concrete	6[b] 8 10 12	6 7 8 8
Masonry of hollow units reinforced vertically with #4 bars and grout at 24 inches on center. Bars located not less than 4 ½ inches from pressure side of wall.	8	7
Rubble Stone	Foundation wall of rubble stone shall be at least 16 inches thick. Rough or random rubble shall not be used as foundations for walls exceeding 35 feet in height.	

a. Maximum depths of unbalanced fill may be increased with the approval of the building official when soil conditions warrant such increase. Unbalanced fill is the height of outside finish grade above the inside grade.
b. 6-inch plain concrete walls shall be formed on both sides.
c. The actual thickness shall not be more than ½ inch less than the required nominal thickness specified in the table.
d. The height between lateral supports shall not exceed 8 feet.



NOTES:

[1]Foundations shall extend not less than 12 inches below the finished natural grade or engineered fill and in no case less than the frost depth line.

[2]Footing sizes are based on soil with an allowable soil pressure of 1,500 pounds per square foot. Footings on soil with lower allowable soil pressure shall be designed in accordance with accepted engineering practice.

[3]Footing projections shall not exceed the footing thickness.

[4]Transitional Housing Units are limited to 1 story.

FIGURE 405
MINIMUM FOUNDATION REQUIREMENTS[1,2,3,4]

TABLE 406.4
PLYWOOD GRADE AND THICKNESS FOR WOOD FOUNDATION CONSTRUCTION
(30 PCF equivalent-fluid weight soil pressure)

HEIGHT OF FILL (inches)	STUD SPACING (inches)	FACE GRAIN ACROSS STUDS			FACE GRAIN PARALLEL TO STUDS		
		Grade[a]	Minimum Thickness (inches)	Identification Index	Grade[a]	Minimum Thickness (inches)[b,c]	Identification Index
24	12	B	15/32	32/16	A B	15/32 15/32[c]	32/16 32/16
	16	B	15/32	32/16	A B	15/32[c] 19/32[c] (4, 5 ply)	32/16 40/20
36	12	B	15/32	32/16	A B B	15/32 15/32[5] (4, 5 Ply) 19/32 (4, 5 Ply)	32/16 32/16 40/20
	16	B	15/32[c]	32/16	A B	19/32 23/32	40/20 48/24
48	12	B	15/32	32/16	A B	15/32[c] 19/32[c] (4, 5 ply)	32/16 40/20
	16	B	19/32	40/20	A A	19/32[c] 23/32	40/20 48/24

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per cubic foot = 0.1572kN/m^3.

a. Plywood shall be of the following minimum grades in accordance with DOC PS 1 or DOC PS 2:
   1. DOC PS 1 Plywood grades marked:
      1.1. Structural I C-D (Exposure 1)
      1.2. C-D (Exposure 1)
   2. DOC PS 2 Plywood grades marked:
      2.1. Structural I Sheathing (Exposure 1)
      2.2. Sheathing (Exposure 1)
   3. Where a major portion of the wall is exposed above ground and a better appearance is desired, the following plywood grades marked exterior are suitable:
      3.1. Structural I A-C, Structural I B-C or Structural I C-C (Plugged) in accordance with DOC PS 1
      3.2. A-C Group 1, B-C Group 1, C-C (Plugged) Group 1 or MDO Group 1 in accordance with DOC PS 1
      3.3. Single Floor in accordance with DOC PS 1 or DOC PS 2

b. Minimum thickness 15/32 inch, except crawl space sheathing may be $^3/_8$ inch for face grain across studs 16 inches on center and maximum 2-foot depth of unequal fill.

c. For this fill height, thickness and grade combination, panels that are continuous over less than three spans (across less than three stud spacings) require blocking 16 inches above the bottom plate. Offset adjacent blocks and fasten through studs with two 16d corrosion-resistant nails at each end.

SECTION 407
PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY

407.1 Location Required. Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated areas located within the periphery of the building foundation.
2. All wood framing members and sill plates in contact with concrete or masonry foundation walls.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier such as 6-mil-thick (0.15 mm) polyethylene sheeting or equivalent.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than ½ inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an *approved* vapor retarder is applied between the wall and the furring strips or framing members.

407.1.1 Field Treatment. Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.

407.1.2 Ground Contact. All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be *approved* pressure-preservative-treated wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.

407.1.3 Wood Columns. Wood columns shall be *approved* wood of natural decay resistance or *approved* pressure-preservative-treated wood.

Exceptions:

1. Columns exposed to the weather when supported by concrete piers or metal pedestals projecting 1 inch (25.4 mm) above a concrete floor or 6 inches (152 mm) above exposed earth and the earth is covered by an *approved* impervious moisture barrier such as 6-mil-thick (0.15 mm) polyethylene sheeting or equivalent.
2. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 inches (203mm) from exposed earth and the earth is covered by an impervious moisture barrier.

407.1.4 Exposed Glued-Laminated Timbers. The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be pressure treated with preservative, or be manufactured from naturally durable or preservative-treated wood.

407.2 Quality mark. Lumber and plywood required to be pressure- preservative-treated in accordance with Section 407.1 shall bear the quality mark of an *approved* inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been *approved* by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

407.2.1 Required Information. The required quality mark on each piece of pressure-preservative-treated lumber or plywood shall contain the following information:

1. Identification of the treating plant.
2. Type of preservative.
3. The minimum preservative retention.
4. End use for which the product was treated.
5. Standard to which the product was treated.
6. Identity of the *approved* inspection agency.
7. The designation "Dry," if applicable.

Exception: Quality marks on lumber less than 1 inch (25.4 mm) nominal thickness, or lumber less than nominal 1 inch × 5 inch (25.4 mm × 127 mm) or 2 inch × 4 inch (51 mm by 102 mm) or lumber 36 inch (914 mm) or less in length shall be applied by stamping the faces of exterior pieces or by end labeling not less than 25 percent of the pieces of a bundled unit.

407.3 Fasteners and Connectors in Contact with Preservative- Treated and Fire-Retardant-Treated Wood. Fasteners and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A153.

407.3.1 Fasteners for Preservative-Treated Wood. Fasteners for preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

Exceptions:

1. ½ inch (12.7 mm) diameter or greater steel bolts.
2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.

407.3.2 Fastenings for Wood Foundations. Fastenings for wood foundations shall be as required in AF&PAPWF.

407.3.3 Fasteners for Fire-Retardant-Treated Wood Used in Exterior Applications or Wet or Damp Locations. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.

407.3.4 Fasteners for Fire-Retardant-Treated Wood Used in Interior Applications. Fasteners for fire-retardant treated wood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section 407.3.3 shall apply.

407.4 Wood/Plastic Composites. Wood/plastic composites used in exterior deck boards, stair treads, handrails and guardrail systems shall bear a label indicating the required performance levels and demonstrating compliance with the provisions of ASTM D7032.

407.4.1 Wood/plastic composites shall be installed in accordance with the manufacturer's instructions.

SECTION 408
CRAWL SPACE

408.1 Ventilation. The space between the bottom of the floor joists and the earth under any building shall be provided with a sufficient number of ventilating openings through foundation walls or exterior walls to ensure ample ventilation. Ventilating openings shall be provided with corrosion-resistant wire mesh, or equivalent, with the least dimension being $^1/_8$ inch. The

minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m^2) for each 150 square feet (14 m^2) of crawl space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of said building.

Exceptions:

1. Ventilation openings may be vented to the interior of buildings where warranted by climatic conditions.
2. The total area of ventilation openings may be reduced to 1,500 square feet (139 m^2) of the under-floor area where the ground surface is treated with an *approved* vapor barrier material and one such ventilation opening is within 3 feet of each corner of said buildings. The vents may have operable louvers.
3. Ventilation openings may be omitted on one side.

408.2 Access. An access crawl hole 18 inches × 24 inches (457 mm × 610 mm) shall be provided to the under-floor space.

408.3 Removal of Debris. The under-floor grade shall be cleaned of all vegetation and organic material.

408.4 Finished Grade. The finished grade of under-floor space may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm). of the finished grade at the building perimeter or where there is evidence that surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an *approved* drainage system is provided.

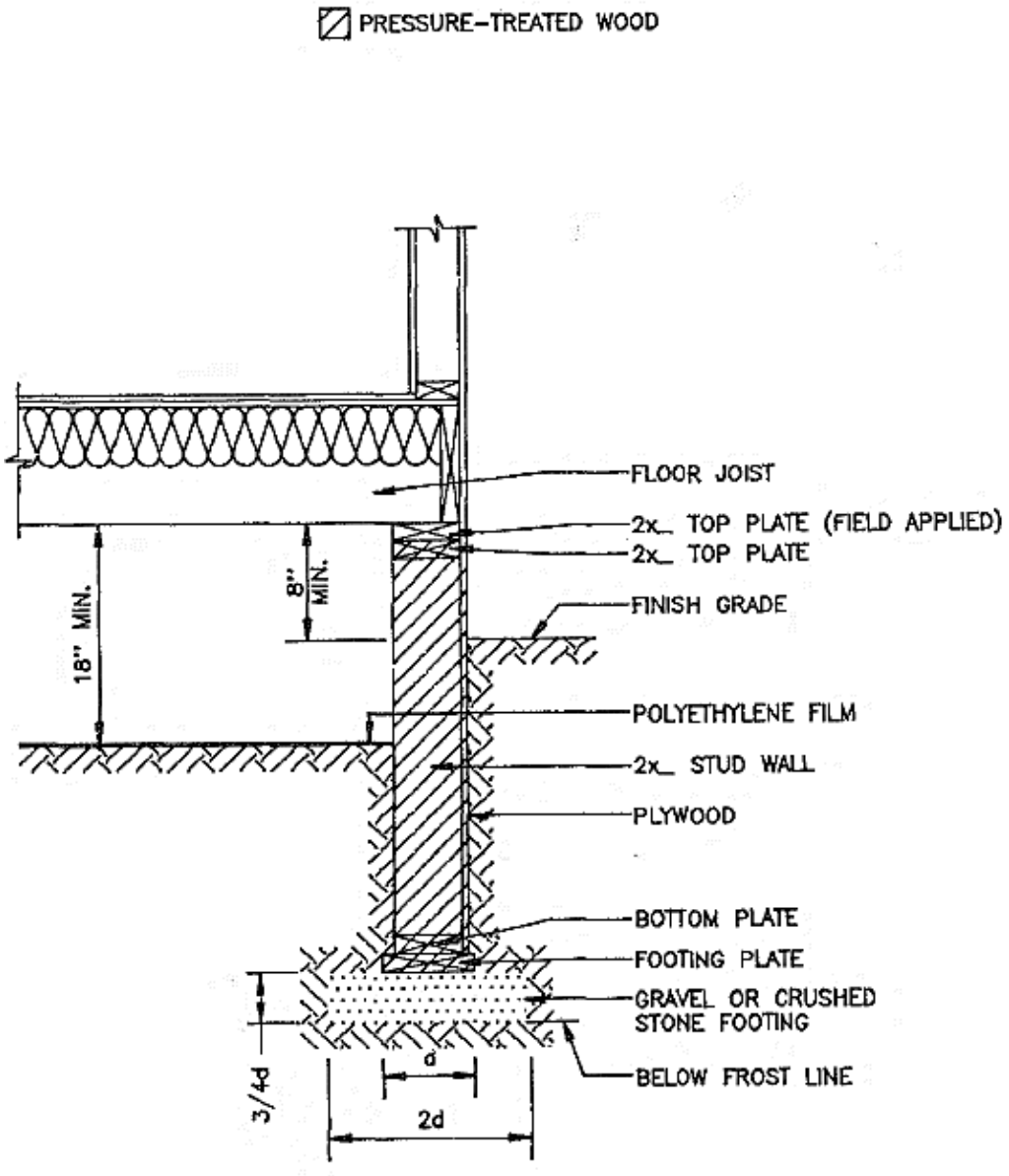


FIGURE 406.4
TYPICAL DETAILS FOR WOOD FOUNDATION CRAWL SPACE WALLS

CHAPTER 5
CONSTRUCTION

SECTION 501
MATERIALS

501.1 General. All materials shall be installed in accordance with the manufacturer's installation instructions where available.

501.2 Resistance to Elements. Exterior coverings and openings for window equipment or vents shall be designed to resist the infiltration of air and water into the roof or wall cavity except for designed ventilation.

501.3 Lumber Grading. All lumber used in structural applications shall be graded by an association or independent grading agency.

501.4 Trusses. Trusses shall be tested or calculated to meet the requirements of this chapter. All lumber used in trusses shall bear grade marks prior to cutting.

SECTION 502
STRUCTURAL DESIGN REQUIREMENTS

502.1 General. *Transitional housing units* shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads, and seismic loads prescribed by the authority having jurisdiction.

502.2 Design. The construction of *transitional housing units* shall result in a system that provides a complete load path that meets all requirements for the transfer of all loads from their point of origin through the load-resisting elements to the foundation. Sizes and connections for structural members not specified in this chapter shall be designed in accordance with generally accepted engineering practice.

502.2.1 Minimum Loads. Structural components which are not constructed as specified in this chapter shall be designed to provide the following loads at a minimum:

1. Floor Design Live Load 30 psf (1.436 kPa)
2. Roof Design Live Load 30 psf (1.436 kPa)

502.2.2 Allowable Deflection. Structural components which are not constructed as specified in this Chapter shall be designed to provide the following maximum live load deflection:

1. Floor Components - L/240
2. Roof Components - L/180
3. Load Bearing Wall Headers - L/180

502.2.3 Test Procedures. All test procedures shall be conducted in accordance with accepted engineering practices and shall be observed by a Registered Professional Engineer or an independent third-party agency. Test procedures and test results shall be certified by the observing professional or an independent third-party agency.

502.2.3.1 Ultimate Load Tests. Ultimate Load tested materials or assemblies shall sustain an ultimate load of the dead load plus 2.5 times the design live load.

502.2.3.2 Proof Load Tests. Proof load tested materials or assemblies shall sustain a proof load of the dead load plus 1.75 times the design live load for a duration of three (3) hours with residual deflection which is equal to or less than the allowable deflection when measured within twelve (12) hours after the load is removed.

SECTION 503
FLOOR CONSTRUCTION

503.1 General. Floor assemblies shall comply with either this section or Chapter 5 of the *Oregon Residential Specialty Code*. Floors that are not built in accordance with Chapter 5 of the *Oregon Residential Specialty Code* and that are not verified by test or calculation shall be constructed as specified below. Fastening shall be in accordance with the fastening schedule at the end of this Chapter.

503.1.1 Moisture Resistance. Wood floors or subfloors in kitchens, bathrooms, (including water closet *compartments*), laundry areas, water heater *compartments*, and other areas subject to excessive moisture shall be made moisture-resistant by sealing or by an overlay of non-absorbent material applied with water resistant adhesive.

503.1.2 Floors. Floors shall be constructed of wood members mounted on a steel frame. The wood members shall be not less than 2 inches × 4 inches (51 mm × 102 mm) (nominal) spaced at 16 inches (406 mm) on centers maximum for longitudinal joists or 2 inches × 6 inches (51 mm × 152 mm) (nominal) if spaced at 24 inches (610 mm) on centers maximum for longitudinal or transverse joists.

503.1.3 Subflooring. Subflooring shall be plywood, oriented strand board, particleboard, or equivalent which is rated for the application and installed in accordance with the manufacturer's recommendations. Minimum subflooring thickness shall be in accordance with the following chart:

MAXIMUM JOIST SPACING	PLYWOOD / OSB	PARTICLEBOARD
16” (406 mm) o.c.	1/2” (12.7 mm)	5/8” (15.87 mm)
20” (508 mm)	5/8” (15.87 mm)	11/16” (17.46 mm)
24” (610 mm)	3/4” (19.05 mm)	13/16” (20.64 mm)

503.2 Steel Frames.

503.2.1 Transverse Floors. Steel frames shall be constructed from the following materials as a minimum for floor assemblies with transverse joist orientation:

1. **Main rails.** 8 inches (203 mm) × 6.5 # I-beam spaced not less than 75 inches (1905 mm) apart.
2. **Cross members.** 1¼ inches (32 mm) × 2 inches (51 mm) by 1¼ inches (32mm) 13 gauge "C" or "Z" section steel.
3. **Outriggers.** 14 gauge "Z" section steel with 1¼ inches (32 mm) minimum top and bottom flanges with 6 inches (152 mm) minimum depth at the main rails.

503.2.2 Spacing of Outriggers and Cross Members. Outriggers and Cross Members shall be placed at the following maximum spacing:

1. **Floor joists 20 inches** (508 mm) or less on centers - 96 inches (2438 mm) on centers maximum.
2. **Floor joists over 20 inches** (508 mm) on centers - 48 inches (1219 mm) on centers.

503.2.3 Longitudinal Floors. Steel frames shall be constructed from the following materials as a minimum for floor assemblies with longitudinal joist orientation:

1. **Main rails.** 8 inches (203 mm) × 6.5# I-beam spaced not less than 75 inches (1905 mm) apart.
2. **Cross members.** Open web steel truss joists constructed as follows at 48 inches (1219 mm) on centers maximum: 1¼ inches (32 mm) by 1¼ inches (32 mm) by 13 gauge steel angle top and bottom members with 6 inches (152 mm) minimum depth at the main rails. $^{5}/_{16}$ inches (7.93 mm) (minimum) steel rod web members installed at no more than 45° from vertical. Optionally, cross members may be constructed of 1¼ inches (32 mm) by 6 inches (152 mm) by 1¼ inches (32 mm) "Z" section or "C" section 13 gauge steel.
3. **Outriggers.** 14 gauge "Z" section steel with 1¼ inches (32 mm) minimum top and bottom flanges spaced at 48 inches (1219 mm) on centers maximum with 6 inches (152 mm) minimum depth at the main rails.

SECTION 504
WALL CONSTRUCTION

504.1 General. Wall assemblies shall comply with either this section or Chapter 6 of the *Oregon Residential Specialty Code.* Walls that are not built in accordance with Chapter 6 of the *Oregon Residential Specialty Code* and that are not verified by test or calculation shall be constructed as specified below.

504.1.1 Performance. Load bearing wall assemblies shall be of sufficient strength and rigidity to transfer all vertical loads to the floor.

504.1.2 Framing. Load bearing wall assemblies which are not verified by test or calculation shall be constructed as specified below and fastened in accordance with the fastening schedule **Table 5.1**.

504.2 Stud Requirements.

504.2.1 2 × 3 Studs.

1. Minimum 2 inch × 3 inch (51 mm × 76 mm) (nominal) studs of #3 or stud grade SPF or better spaced no more than 16 inches (406 mm) on centers with not more than 84 inches (2134 mm) in unsupported height.
2. Minimum 2 inch × 3 inch (51 mm × 76 mm) (nominal) studs of #3 or Stud grade SPF or HF or better spaced no more than 16 inches (406 mm) on centers with not more than 96 inches (2438 mm) in unsupported height.

504.2.2 2 × 4 Studs.

1. Minimum 2 inch × 4 inch (51 mm × 101 mm) (nominal) studs of #3 or Stud grade SPF or better spaced no more than 24 inches (610 mm) on centers with not more than 96 inches (2438 mm) in unsupported height.
2. Minimum 2 inch × 4 inch (51 mm × 102 mm) (nominal) studs of #3 or Stud grade SPF or HF or better spaced no more than 16 inches (610 mm) on centers with not more than 120 inches (3048 mm) in unsupported height.

504.2.3 Plate Requirements.

1. All 2 inch × 3 inch (51 mm × 76 mm) (nominal) load-bearing wall assemblies shall be constructed with at least two top plates, each no less than 1½ inches (38 mm) thick by the width of the studs, except that units constructed with the concentrated loads from the roof located within $1^{1}/_{2}$ inches (38 mm) of the wall stud locations shall be permitted to be constructed with single ¼ inches (19 mm) thick top plates. 2x top plates shall be #3 or Stud grade SPF or better while 1x top plates shall be #3 common or better.
2. All 2 inch × 4 inch (51 mm × 102 mm) (nominal) or larger load bearing wall assemblies shall be constructed with at least one top plate which shall be no less than $l^{1}/_{2}$ inches (38 mm) thick by the width of the studs, except that units constructed with the concentrated loads from the roof located within $l^{1}/_{2}$ inches (38 mm) of the wall stud locations shall be permitted to be constructed with single ¾ inches (19 mm) thick top plates. Top plates shall be #3 or Stud grade SPF or better.
3. All load bearing wall assemblies shall be constructed with at least one bottom plate no less than ¼ inches (19 mm) thick by the width of the studs.

504.2.4 Framing for Openings in Bearing Walls.

1. **Studs.** Openings in load bearing wall assemblies which exceed 32 inches (813 mm) in width for walls constructed of 2 inch × 3 inch (51 mm × 76 mm) (nominal) lumber, or which exceed 48 inches (1219 mm) for walls constructed of 2 inch × 4 inch (51 mm × 102 mm) (nominal) or larger lumber, shall be framed with double studs. The inner stud shall extend from the bottom of the header to the wall bottom plate and the outer studs shall extend from the top plate to the bottom plate.
2. **Headers.**
   a. **2 × 3 Headers.** Headers over openings in load bearing walls constructed of 2 inch × 3 inch (51 mm × 102 mm) (nominal) studs shall be at least one (1) piece 1½ inches (38 mm) thick #3 or stud grade SPF

South on edge and one (1) piece ¼-inch (19 mm) thick #3 or stud grade SPF lumber on edge. Filler may be inserted between the members to bring the header to the same thickness as the stud wall.

b. **2 × 4 or Larger Headers.** Headers over openings in load bearing walls constructed of 2 inch × 4 inch (51 mm × 76 mm) (nominal) or larger studs shall be at least two (2) pieces of 1½ inches (38 mm) thick #3 or Stud grade SPF lumber on edge, separated by appropriate filler pieces to bring the header to the same thickness as the wall stud.

c. **Header Spans.** Headers shall be at least as deep as the following chart:

MAXIMUM SPAN	2" X 3" WALLS (51 MM X 76 MM)	2" X 4" OR ≤ WALLS (51 MM X 102 MM)
48" (1219 mm)	5.5" (140 mm)	3.5" (89 mm)
72" (1829 mm)	7.25" (184 mm)	5.5" (140 mm)
96" (2438 mm)	9.25" (235 mm)	7.25" (184 mm)
120" (3048 mm)	N/A	9.25" (235 mm)
144" (3658 mm)	N/A	11.25" (286 mm)

504.2.5 Non-Bearing Walls. When trusses are supported by the sidewalls, framing may be constructed as follows:

1. **Studs**.
   a. 2 inch × 3 inch (51 mm × 76 mm) (nominal) SPF #3 or stud grade 24 inches (610 mm) OC 96 inches (2438 mm) tall.
   b. 2 inch × 4 inch (51 mm × 102 mm) (nominal) SPF #3 or stud grade 24 inches (610 mm) OC 120 inches (3048 mm) tall.
2. **Plates.** Minimum ¼ inch (19 mm) SPF #3 or stud grade.
3. **Openings**.
   a. Studs at openings.
   b. 2 inch x 3 inch (51 mm × 76 mm) (nominal) Studs (one) required at openings not over 31 inches (787 mm).
   c. 2 inch x 4 inch (51 mm × 102 mm) (nominal) Studs (two) required on all other openings.
4. **Headers.**
   a. 2 inch × 3 inch (51 mm × 76 mm) (nominal) walls flat member on openings up to 48 inches (1219 mm), 2 inches × 6 inches (51 mm × 152 mm) (nominal) on openings larger. One required at openings not over 48 inches (1219 mm)
   b. 2 inch × 4 inch (51 mm × 102 mm) (nominal) wall flat member on openings up to 64 inches (1626 mm), 2 inches × 6 inches (51 mm × 152 mm) on openings larger. Two required on all other openings.

SECTION 505
ROOF CONSTRUCTION

505.1 General. Roof assemblies shall comply with either this section or Chapter 8 of the *Oregon Residential Specialty Code***.** Roofs that are not built in accordance with Chapter 8 of the *Oregon Residential Specialty Code* and that are not verified by test or calculation shall be constructed as specified below. Fastening shall be in accordance with **Table 5.1**.

505.2 Roof Framing. Roof framing shall consist of certified and *listed* trusses installed in accordance with the terms of their listing.

505.3 Edge Nailing. Roof assemblies shall be constructed with edge rails at least ¼ inches (19 mm) thick. The minimum depth, width, or height of the edge rail shall be the depth of the truss heel or 3½ inches (89 mm), whichever is less.

505.4 Sheathing. If installed, roof sheathing application shall conform to the requirements of the roof finish material manufacturer's installation instructions. If no instructions are available, the minimum fastening is per **Table 5.1**.

SECTION 506
PORCH CONSTRUCTION

506.1 General Requirements. *Porches* that are an integral part of the *transitional housing unit* shall be constructed in accordance with the requirements of this section.

506.1.1 Alternate Methods. Nothing in this section shall prohibit alternate methods of construction which can be proven by test or calculation to meet the loading requirements contained herein.

506.1.2 Exterior Finish. The wall of the *transitional housing unit* that is adjacent to the *porch* shall have exterior finish material installed continuous to the bottom of the floor assembly.

506.2 Materials.

506.2.1 Lumber. All lumber used in structural applications shall be graded by an association or independent grading agency and shall be naturally resistant to weather and insect damage or shall be treated to resist weather and insect damage unless completely protected from exposure to the exterior atmosphere.

506.2.2 Installation Instructions. All materials shall be installed in accordance with the manufacturer's installation instructions where available.

506.2.3 Fasteners. All fasteners used in *porch* construction that are exposed to the atmosphere shall be corrosion resistant.

506.3 Design of Structural Elements. The design of structural elements shall be in accordance with accepted engineering practices.

506.4 Floor Construction.

506.4.1 General. All *porch* framing lumber and decking materials shall be graded by a nationally recognized association or independent grading agency and shall be naturally resistant to weather and insect damage or shall be treated to resist weather and insect damage unless completely protected from the atmosphere.

506.4.1.1 Decking. Decking shall be plywood, oriented strand board, particle-board, or equivalent which is rated for the application and installed in accordance with the manufacturer's recommendations. All decking materials shall be *approved* for exterior use or shall be completely protected from exposure to the exterior atmosphere. Minimum decking thickness shall be in accordance with the following chart:

MAXIMUM JOIST SPACING	PLYWOOD / OSB	PARTICLEBOARD
16” (406 mm) o.c	1/2” (12.7 mm)	5/8” (15.88 mm)
20” (508 mm)	5/8” (15.88 mm)	11/16” (17.46 mm)
24” (610 mm)	3/4” (19.05 mm)	13/16” (20.64 mm)

Exception: Decking may consist of $^{5}/_{4}$ inches (32 mm) (nominal) treated deck lumber installed over joists spaced a maximum of sixteen inches (406 mm) on centers and with a minimum $^{1}/_{8}$ inches (3 mm) gap between boards.

506.4.2 Slope. *Porch* floor assemblies shall be sloped away from the main body floor assembly and shall maintain a slope equal to at least $^{1}/_{4}$ inch (6 mm) per 8 foot (2.44 m) span.

Exception: Decks constructed of decking boards as specified in the exception in Section 506.4.1.1 shall not require a slope.

506.4.3. Prohibited Installations.

1. Floor assemblies of decks shall not contain insulation.
2. Floor assemblies shall not contain heating or cooling ducts or facilities to incorporate such ducts.

506.4.4 Floor Coverings. Floor coverings, if installed, shall be designed for exterior use.

506.4.5 Steel Frames. Where steel *frame*s are supporting the floor, they shall be constructed identical to and integrated into the *frame* supporting the main unit.

506.5 Guardrail Construction.

506.5.1 General. *Porches* shall have a continuous guardrail on all sides except as provided for access off the *porch*.

506.5.2 Height. Guardrails shall extend at least 36 inches (914 mm) above the floor surface. The distance between the bottom of the guardrail and the deck shall not allow passage of an object 4 inches (102 mm) in diameter.

506.5.3 Intermediate Rails or Ornamental Enclosures. Guardrails shall have intermediate rails or ornamental enclosures which are a minimum of 4 inches (51 mm) on centers and which do not allow passage of an object 4 inches (102 mm) in diameter.

506.5.4 Roof Supports. Guardrails may be interrupted by vertical supports for the roof structure. Vertical supports for the roof structure shall be no closer than 36 inches (914 mm) on centers.

506.6 Screen Enclosures. Removable screen enclosures may be included but shall not contain provisions for installation of windows or other weatherproof materials. Screens and screen enclosures shall not be a structural member that is able to support the roof.

506.7 Roof Construction.

506.7.1 General. Roof assemblies shall be constructed identical to the roof assembly of the transitional house except for insulation or shall be substantiated by calculation or test report.

506.7.2 Prohibited Installations.

1. Roof assemblies of decks shall not contain insulation.
2. Roof assemblies shall not contain heating or cooling ducts or facilities to incorporate such ducts.

506.8 Exterior Outlets.

506.8.1 Receptacle. Each *porch* shall have a minimum of one outdoor receptacle which shall contain ground-fault circuit-interrupter protection for personnel.

506.8.2 Lighting Outlet. At least one lighting outlet controlled by an interior wall-mounted switch shall be installed to illuminate the *porch*. Such lighting shall also be permitted to serve as the required lighting outlet for the adjacent exterior exit door.

TABLE 5.1
FASTENING SCHEDULE FOR TRANSITIONAL HOUSING DESIGNED WITHOUT ALTERNATIVE ENGINEERING SYSTEMS

NOTE: Unless tested, calculated, or otherwise specified in this table all fasteners shall be long enough to permit at least one (1) inch (25.4 mm) penetration into the second member or as specified by the manufacturer of the product. Splitting of members shall be minimized by staggering all fasteners in the direction of the grain and by keeping all fasteners well in from the edges of the member. Transitional housing using alternative engineering systems must obtain confirmation from a registered professional engineer or architect before using this table.

CONSTRUCTION DETAIL	TYPE OF FASTENER	QUANTITY & APPLICATION
FLOOR		
Joist to Perimeter Joist	7/16" (11.11 mm) - 16 Ga. Staples	4 Ea. End of Joist
Perimeter Joist Splice	7/16" (11.11 mm) - 16 Ga. Staples	5 Ea. Side of Joint-80% Glue Coverage
Decking to Joist	7/16" (11.11 mm) - 16 Ga. Staples	6" (152.4 mm) O.C. Edge - 10" (254 mm) O.C. Field - 80% Glue
Bottom Board to Joist	1" x 5/8" (25.4 mm x 16 mm)- 16 Ga. Staples	6" (152.4 mm) O.C. Perimeter of Floor
Multiple Joists	7/16" (11.11 mm) - 15 Ga. Staples	12" (304.8 mm) O.C. Staggered
EXTERIOR WALL		
Stud to Top Plate	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End of Stud
Stud to Bottom Plate	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End of Stud
Multiple Studs @ Jack Studs	7/16" (11.11 mm) - 16 Ga. Staples	12" (304.8 mm) O.C. - Staggered
Stud to Header	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End of Member
Finish Material to Stud	5/32" x 3/4" (4.0 mm x 19.05 mm) -.025 Staples	6" (152.4 mm) O.C. Edge - 12" (304.8 mm) O.C. Field - 80% Glue
Wall to Floor	#8-3" (76.2 mm) Wood Screws #10-4" (114.3 mm) Wood Screws 10d Nails (.131") x 3"	8" (203.2 mm) O.C. 16" (406.4 mm) O.C. 8" (203.2 mm) O.C.
Sidewall to Endwall	#8 - 3" (76.2 mm) - Wood Screws	16" (406.4 mm) O.C.
30 Ga. Steel Strap to Stud Roof & Floor	7/16" (11.11 mm) - 16 Ga. Staples	4 Ea. End of Strap
Plate Splice	7/16" (11.11 mm) - 16 Ga. Staples	5 Ea. Side of Joint - 80% Glue
Blocking to Stud	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End
Exterior Finish to Wall Framing	Per Installation Instructions	
INTERIOR PARTITIONS		
Stud to Top Plate	7/16" (11.11 mm) - 16 Ga. Staple	2 Ea. End of Stud
Stud to Bottom Plate	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End of Stud
Multiple Studs @ Jack Studs	7/16" (11.11 mm) - 16 Ga. Staples	12" (304.8 mm) O.C. - Staggered
Stud to Header	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End of Header (2 Ea. End (38 mm) member when jack studs are not installed)
Finish Material to Stud	5/32" x 3/4" (4.0 mm x 19.05 mm) -.025 Staples	6" (152.4 mm) O.C. Edge, 12" (304.8 mm) O.C. Field
Wall to Floor	7/16" (11.11 mm) - 16 Ga. Staple	16" (406.4 mm) O.C.
Partition to Partition	7/16" (11.11 mm) - 16 Ga. Staples	16" (406.4 mm) O.C.
Partition to Sidewall @ Endwall	7/16" (11.11 mm) - 16 Ga. Staples	16" (406.4 mm) O.C.
Plate Splice	7/16" (11.11 mm) - 16 Ga. Staples	8 Ea. Side of Joint
Blocking to Stud	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End of Block
ROOF		
Edge Rail Splice Block	7/16" (11.11 mm) - 16 Ga. Staples	8 Ea. Side of Splice & 80% Glue
Truss to Edge Rail	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End of Truss
Blocking to Truss	7/16" (11.11 mm) - 16 Ga. Staples	2 Ea. End
Edge Rail to Top Plate	#8 - 3" (76.2 mm) - Wood Screws	16" (406.4 mm) O.C. Toe Driven
Truss to Top Plate	#8 - 3" (76.2 mm) - Wood Screws	2 Ea. Toe Driven
Roof Sheathing to Truss	7/16" (11.11 mm) - 16 Ga. Staples	3/4" (19.05 mm) Penetration 6" (152.4 mm) O.C. Edges, 12" (304.8 mm) O.C. Field
Roofing Paper to Sheathing	Per Installation Instructions	
Shingles to Sheathing	Per Installation Instructions	

CHAPTER 6
ELECTRICAL

SECTION 601
GENERAL

601.1 General. All electrical installations in *transitional housing units* shall be installed in accordance with the residential provisions of the *Oregon Electrical Specialty Code*.

SECTION 602
REQUIREMENTS

602.1 Ancillary Power Supply. Accessory equipment, structures, and other buildings shall not be powered by the *transitional housing unit* electrical system.

602.2 Testing. At the time of installation, the *transitional housing unit*s shall be tested to the following criteria:

1. All 110 volt electrical receptacle outlets shall be subjected to a polarity test to determine all connections have been made properly; and
2. All electrical lights, equipment, arc fault and ground fault circuit interrupters, and appliances shall be subjected to an operational test to demonstrate all equipment is connected and in working order.

602.3 External Connections. *Transitional housing units* shall be connected to power sources in accordance with the *Oregon Electrical Specialty Code*.

CHAPTER 7
PLUMBING

SECTION 701
GENERAL

701.1 General. All plumbing installations in *transitional housing units* shall be installed in accordance with the residential provisions of the *Oregon Plumbing Specialty Code***.**

SECTION 702
REQUIREMENTS

702.1 External Connections. *Transitional housing units* containing plumbing systems shall be connected to water sources and waste disposal terminals in accordance with the *Oregon Plumbing Specialty Code*.

702.2 Shutoff Valve. A full way shutoff valve shall be provided on the water supply serving each *transitional housing unit.*

702.3 Pressure Regulator. Where static water pressure exceeds 80 pounds per square inch, a pressure regulator shall be installed.

702.4 Testing. The water distribution system of the *transitional housing unit* and the supply connection shall be subjected to a test to assure there is no evidence of leakage under normal operating pressure. If water under normal operating pressure is not available, the transitional house water distribution system shall show no evidence of leakage, by sustaining 50 pounds per square inch of air pressure for 15 minutes.

702.5 Sewer Connection. Each *transitional housing unit* shall be connected to the sewer inlet by means of a 3-inch diameter drain connector consisting of *approved pipe*, not less than schedule 40, appropriate directional fittings and *listed* and *approved* rubber molded couplings at each end of the *pipe*.

702.6 Drainage Testing. The *transitional housing unit* drainage *piping* system shall be connected to the lot or site drain inlet and tested by allowing water to flow into all fixtures and receptors, including the clothes washer standpipe, for a period of three minutes. If water under pressure is not available, the drainage *piping* system shall be tested by dumping at least three gallons of water into each fixture and receptor. Each P-trap shall be visible during this test to assure there is no evidence of leaks.

CHAPTER 8
MECHANICAL, FUEL SYSTEMS AND EQUIPMENT

SECTION 801
GENERAL

801.1 Quality of Design and Installation. Mechanical systems, appliances, and equipment shall comply with the *Oregon Residential Specialty Code* Chapters 12 through 16, 21, and 23.

801.2 Prohibitions. Propane systems, propane cylinders, and propane, gas, and fuel burning appliances are prohibited in structures built under this standard.

801.3 Required Information.

801.3.1 Instructions for Appliances. Operating instructions shall be provided for each appliance, including air-conditioning appliances.

801.3.2 Warnings. Each *transitional housing unit* shall be provided with a warning printed in English that states:

1. Portable fuel-burning equipment, including wood and charcoal grills and stoves, shall not be used inside the *transitional housing unit*. The use of this equipment inside the *transitional housing unit* can cause fires or asphyxiation.
2. Not to bring or store *propane* containers, gasoline, or other flammable liquids inside the *transitional housing unit* because a fire or explosion can result.

Attachment 6

Aprroval date of Ordinance verified to 11.22.88 CC Mtg Minutes

ORDINANCE NO. 18 SERIES 1988

AN ORDINANCE AMENDING THE CITY OF FLORENCE ZONING CODE, TITLE 10 CHAPTER 15 TO ALLOW RESCUE MISSIONS AS A CONDITIONAL USE IN COMMERCIAL DISTRICT.

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

SECTION I: City of Florence Code Section 10-4-11 is hereby amended to read and provide:

F. Rescue Mission:

1. A rescue mission may be allowed as a Conditional Use in Commercial District providing the Planning Commission finds that the proposal conforms to the following criteria:

   a. The purpose of the mission shall be to provide temporary shelter, food and clothing.

   b. The mission shall not provide on-going facilities for indigent persons other than a temporary stay. Temporary stay is defined as four (4) calendar days or less, within any continuous thirty day period.

   c. Special criteria addressed under any application for Conditional Use will specifically acknowledge exterior lighting, signage and noise.

2. The proposed site shall not abut an arterial or major collector street.

3. Exterior lighting, signs and noise control measures shall be reviewed prior to issuing a permit.

4. Letters supporting this use at this site must be submitted by three (3) charitable organizations that are active in the community.

SECTION II: City of Florence Code Section 10-15-3 is hereby amended to read provide:

10-15-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a Conditional Use Permit for the following:

Amusement establishments

Churches, excluding temporary revivals

Rescue missions, under special criteria contained in Section 10-4-11

Funeral homes

Greenhouses and nurseries, retail

Service stations

Automobile repair garage

Automobile sales, new and used

Mobile home sales and service

ADOPTED BY THE FLORENCE CITY COUNCIL, this _____ day of _____, 1988.

AYES:
NAYES:
ABSTAIN:
ABSENT:

APPROVED BY THE MAYOR, this _____ day of _____, 1988.

Wilbur Ternyik, MAYOR

ATTEST:

Jon Taylor, CITY RECORDER

Attachment 7

TINY HOME REGULATION

BACKGROUND BRIEF

LPRO: LEGISLATIVE POLICY AND RESEARCH OFFICE

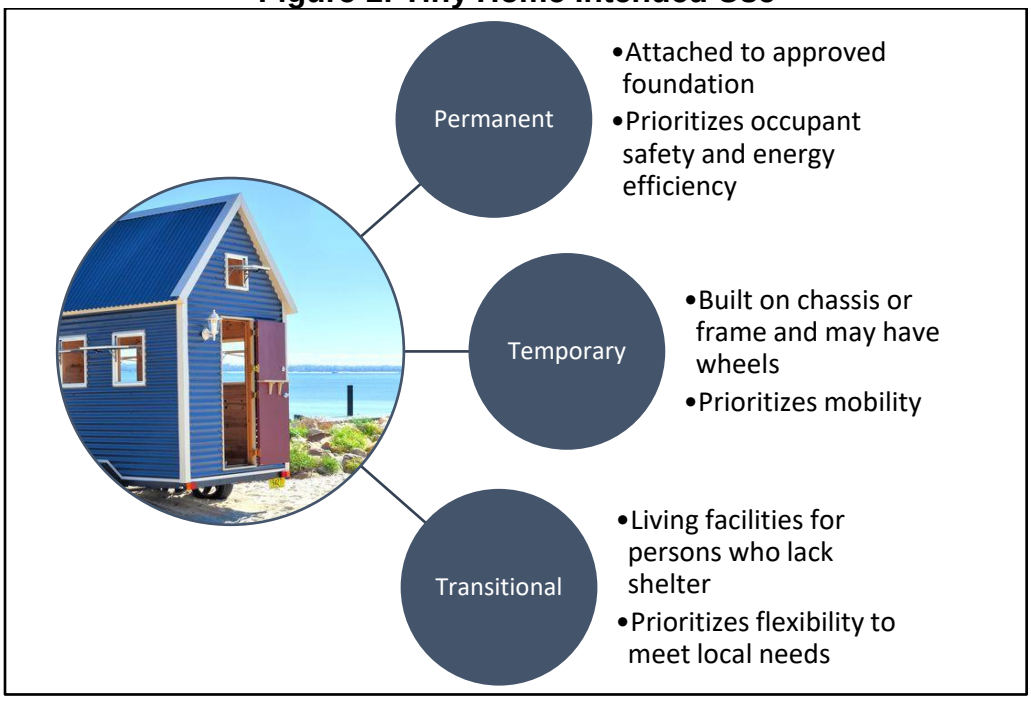
"Tiny home" is an umbrella term for structures designed to provide low-cost or minimally sized housing options for consumers. Tiny homes are subject to building codes and licensing standards that govern their construction and installation, zoning codes that dictate where they can be sited, and titling and registration or trip requirements for temporary tiny homes.

TABLE OF CONTENTS

BUILDING CODES AND LICENSING

Construction regulations for tiny homes can be grouped into one of three categories based on their intended use: permanent, temporary, or transitional. Each category prioritizes different outcomes. Builders, developers, and consumers should select the regulatory path that aligns with their priorities.

Figure 1: Tiny Home Intended Use



Source: Legislative Policy and Research Office

Permanent Dwelling
Permanent tiny homes are attached to an approved foundation and prioritize occupant safety and energy efficiency at the expense of mobility. Permanent tiny homes must meet Oregon's state building code or federal standards. The regulatory model for permanent homes is well-established; builders, developers, and consumers may find this the easiest path to legally site and occupy a tiny home.

Oregon Residential Specialty Code (ORSC).[1] The ORSC currently allows one sleeping loft per tiny home; a ladder may be used as the primary means of access to the sleeping loft in tiny homes under 600 square feet.[2] Tiny homes that contain a sleeping loft must have an automatic fire sprinkler system.[3] Plan reviews, permits, and inspections are mandatory and provided by the local building inspection program.[4] Builders, electricians, and plumbers who work on an ORSC tiny home must be licensed by the state.[5]

Oregon Small Home Specialty Code (OSHSC).[6] As of October 1, 2019, single-family residences up to 400 square feet may be built to the Small Home Specialty Code (SHSC), which allows for the use of sleeping lofts accessed by ladders as long as the structure contains fire protection approved by the municipal building official. The SHSC is adopted in statute, may not be amended by DCBS, and sunsets January 1, 2026. OSHSC tiny homes are subject to the same plan review, permit, inspection, and contractor licensing requirements as ORSC tiny homes.

U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards.[7] HUD standards do not explicitly allow for the use of lofts and ladders, but manufacturers can seek permission from HUD to pursue innovative designs.[8] Manufacturers must have their designs, manufacturing plants, and quality assurance manuals certified by a federally approved inspection agency before beginning production.[9] Dealers and installers are certified by the state.[10] Tiny homes built under HUD standards are installed on-site with a local permit.[11]

---

[1] Dept. of Consumer and Business Services (DCBS), Building Codes Division. *Residential Structures Code Program*. <https://www.oregon.gov/bcd/codes-stand/Pages/residential-structures.aspx>, visited October 29, 2018.
[2] Dept. of Consumer and Business Services, Building Codes Division. *Amendments to the 2017 Oregon Residential Specialty Code*. <https://www.oregon.gov/bcd/codes-stand/Documents/res-R329-dwellingunits-lofts-amendment.pdf>, visited November 2, 2018.
[3] *Id*.
[4] ORS 455.148, ORS 455.150.
[5] ORS 701.021, ORS 479.620, ORS 693.030.
[6] House Bill 2423 (2019).
[7] U.S. Dept. of Housing and Urban Development. *Office of Manufactured Housing Programs*. <https://www.hud.gov/program_offices/housing/rmra/mhs/mhshome>, visited October 29, 2018.
[8] U.S. Dept. of Housing and Urban Development. *Alternate Construction*. <https://www.hud.gov/program_offices/housing/rmra/mhs/acintro>, visited October 29, 2018.
[9] 24 C.F.R § 3282.
[10] ORS 446.671, OAR 918-515-0005.
[11] ORS 446.252.

Temporary Dwelling
Tiny homes attached to a frame or chassis (which may or may not have wheels attached) are considered temporary dwellings. Temporary dwellings prioritize mobility and allow for the use of space-saving features like sleeping lofts and ladders. Temporary dwellings may not be permanently affixed to land for use as a permanent dwelling unless located in a mobile home park.[12] As of January 1, 2020, the State Building Code will no longer regulate the construction of temporary dwellings including recreational vehicles, park model recreational vehicles, or tiny homes on wheels.[13] Builders, developers, and consumers will need to work with municipalities to ensure their temporary tiny home can be legally sited and occupied.

Mobile tiny homes are designed for regular movement on public highways and subject to the Federal Motor Vehicle Safety Standards adopted by the National Highway Traffic Safety Administration (NHTSA).[14] This includes standards for brakes, lights, wheels, tires, rear impact guards, and VIN numbers.[15] Oregon limits the maximum width of mobile tiny homes to eight and one-half feet.[16] Temporary tiny homes not designed for regular movement on public highways can be transported under a trip permit or an over-dimension permit.

Recreational Vehicle (RV). An RV tiny home is a vehicle with or without motive power, that is designed for use as temporary living quarters and which is not wider than eight and one-half feet.[17] The Oregon Department of Transportation (ODOT) provides certificate of title and registration for RV tiny homes.[18]

Park Model Recreational Vehicle (PMRV). A PMRV tiny home is an RV that:[19]

- Is designed for use as temporary living quarters;
- Is built on a single trailer or chassis mounted on wheels;
- Has a gross trailer area that does not exceed 400 square feet;
- Is more than eight and one-half feet wide; and,
- Complies with manufacturing standards and other requirements adopted by ODOT.

As of January 1, 2020, ODOT will provide certificate of title for PMRV tiny homes.[20]

[12] House Bill 2333, sect. 2, 4 (2019).
[13] Senate Bill 410 (2019).
[14] 49 U.S.C. § 301, 49 C.F.R. § 571.
[15] National Highway Traffic Safety Administration. *Regulations* https://www.nhtsa.gov/laws-regulations/fmvss (last visited October 15, 2019).
[16] ORS 818.080, ORS 818.090.
[17] House Bill 2333, sect. 6 (2019), ORS 801.565.
[18] ORS 801.565, ORS 803.045, ORS 803.300-445.
[19] House Bill 2333, sect. 2 (2019).
[20] *Id*.

Transitional Housing

Local governments can establish transitional housing units within their urban growth boundary to provide seasonal, emergency, or transitional living facilities for persons who lack permanent or safe shelter and cannot be placed in low-income housing.[21] Transitional housing units can include yurts, cabins, fabric structures, and other similar accommodations. Transitional housing units are established and regulated at the local government level. The 2017 Oregon Transitional Housing Standard contains suggested construction standards for municipalities to consider when establishing transitional housing units.[22] This standard is a service to local government and has no regulatory impact until adopted by local government.

ZONING

Zoning codes determine where builders, developers, and consumers can site their tiny homes. Zoning codes for housing must be clear and objective and may not discourage the development of housing through unreasonable cost or delay.[23]

Permanent

Permanent tiny homes generally offer the easiest path to legal siting and occupation. Permanent tiny homes can be sited as single-family residences or accessory dwelling units (ADUs).

Accessory Dwelling Units (ADUs). A city with a population greater than 2,500 or a county with a population greater than 15,000 must allow for the development of at least one ADU for each detached single-family dwelling within the urban growth boundary.[24] Developers and consumers should work with municipalities to ensure their tiny home ADUs can be legally sited and occupied. The City of Portland has published a guide designed to help citizens legally construct and site an ADU.[25]

Cottage Clusters. A "cottage cluster" is a group of four or more detached housing units not larger than 900 square feet that share a common courtyard.[26] By June 30, 2021, the Portland Metropolitan area and cities with a population greater than 25,000 must allow cottage clusters on land zoned for residential use within the urban growth boundary.

Oregon Residential Specialty Code (ORSC). Tiny homes built to the ORSC are detached single-family dwellings and can be built on land zoned for that purpose.[27]

---

[21] ORS 446.265 (1)-(2).
[22] OAR 918-020-0390, Dept. of Consumer and Business Services, Building Codes Division. *2017 Oregon Transitional Housing Standard*. <https://digital.osl.state.or.us/islandora/object/osl%3A99143/datastream/OBJ/download/2017_Oregon_transitional_housing_standard.pdf>, visited October 15, 2019.
[23] ORS 197.307 (4).
[24] ORS 197.312 (5), Chap. 15, Oregon Laws 2018.
[25] City of Portland, Bureau of Development Services. *Accessory Dwelling Units*. <https://www.portlandoregon.gov/bds/index.cfm?a=68689>, visited October 29, 2018.
[26] House Bill 2001 (2019).
[27] OAR 660-008-0005 (3).

ORSC tiny homes may be subject to other zoning standards, including minimum size requirements.

HUD Standard. Cities and counties must allow for the siting of HUD Standard tiny homes on all land zoned for single-family residential use within the urban growth boundary.[28] Cities and counties may adopt standards for HUD Standard tiny homes, including minimum size, foundation construction methods, roof slope, siding material, energy efficiency, the inclusion of a garage or carport, and any other standard to which an ORSC single-family dwelling on the same lot is subject.[29] HUD Standard tiny homes can also be sited in manufactured dwelling parks, which are discussed below.

Temporary
Manufactured dwelling, mobile home, and RV parks are places where multiple temporary structures are sited.[30] State and local government may not prohibit siting or occupying a temporary tiny home located in one of these parks and lawfully connected to utilities.[31] Outside of these parks, municipalities regulate where and how long temporary tiny homes may be sited. The City of Portland has deprioritized enforcement of the city's zoning code to allow the siting of temporary tiny homes in specified locations.[32]

Transitional
Local governments can establish transitional housing units within their urban growth boundary to provide seasonal, emergency, or transitional living facilities for persons who lack permanent or safe shelter and cannot be placed in low-income housing.[33] Transitional housing units are established and regulated by local government.

TEMPORARY TINY HOME TITLING AND REGISTRATION

Mobile tiny homes are temporary tiny homes designed for movement on public highways. As noted above, mobile tiny homes are subject to the motor vehicle safety standards adopted by the NHTSA, including standards for brakes, lamps, wheels, tires, rear impact guards, and VIN numbers.[34] Oregon limits the maximum width of mobile tiny homes to eight and one-half feet.[35]

Registration or a trip permit is required to move a tiny home on Oregon roads.[36] Mobile tiny homes not wider than eight and one-half feet, and not used for commercial or business purposes, must be registered as travel trailers with the Oregon Department of

[28] ORS 197.314 (1), ORS 446.003 (24).
[29] ORS 197.307 (8).
[30] ORS 446.003 (23), ORS 446.003 (30), ORS 446.310 (9).
[31] ORS 197.493.
[32] City of Portland, Bureau of Development Services. *City to allow RVs, tiny homes on wheels on private property with conditions*. <https://www.portlandoregon.gov/bds/article/659268>, visited October 31, 2018.
[33] House Bill 2916 (2019).
[34] 49 U.S.C. § 301, 49 C.F.R. § 571.
[35] ORS 818.080, ORS 818.090.
[36] ORS 803.300, ORS 803.305 (18).

Transportation (ODOT).[37] Unregistered mobile tiny homes must obtain a trip permit before moving on Oregon roads, and tiny homes exceeding the maximum width must obtain an over-dimension permit.

As of January 1, 2020, ODOT will provide titling documents for temporary tiny homes not exceeding 400 square feet, regardless of width, that meet standards adopted by ODOT.[38] Titling documents should help owners to obtain financing and insurance for their temporary dwellings.

STAFF CONTACT

Tyler Larson
Legislative Policy and Research Office
503-986-1556
tyler.larson@oregonlegislature.gov

[37] ORS 801.565.
[38] House Bill 2333 (2019).

Attachment 8

TITLE 10
CHAPTER 10

RESIDENTIAL DISTRICTS

SECTION:
....
10-10-4: Lot and Yard Provisions
....

(Add the below rows to the tables on the bottom of the page)

10-10-4: LOT AND YARD PROVISIONS:

A. Minimum Lot Dimensions: To be designated a building site, a lot must meet the following minimum lot dimensions:

Table 10-10-4-A. Minimum Lot Dimensions by Development Type

	MDR	
Type	**Width**	**Depth**
Single-unit detached dwelling (new subdivision plats of 5 or more units)	35 ft.	80 ft.

B. Minimum Lot Area: To be designated a building site, a lot must meet the following minimum lot area:

Table 10-10-4-B. Minimum Lot Area by Development Type

Development Type	**MDR**
Single-Unit detached dwelling (new subdivision plats of 5 or more units)	4,000 sq. ft.

Table 10-10-4-A. Minimum Lot Dimensions by Development Type[1]

	LDR		MDR		RMH		HDR	
Type	**Width**	**Depth**	**Width**	**Depth**	**Width**	**Depth**	**Width**	**Depth**
All development types including single-unit detached[2], except:	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.
Single-unit attached dwelling	N/A	N/A	25 ft.	80 ft.	25 ft.	80 ft.	25 ft.[3]	80 ft.[3]
Manufactured Home Park	N/A	N/A	50 ft.	80 ft.	35 ft.	70 ft.	35 ft.	70 ft.

[1] Undersized lots of record with dimensions below the minimum may still be eligible for development. See Section 10-10-12.[2] Cluster housing shall meet minimum lot sizes in FCC 10-10-8-C-2-b.[3] The single-unit attached dwelling dimensions shall also apply to single-unit detached dwellings in the HDR zone. Dimensions in 10-10-4-A are meant to be the minimum for each category and are not intended necessarily to be used together, minimum lot size is required.

Table 10-10-4-B. Minimum Lot Area by Development Type.[1]

Development Type	**LDR**	**MDR**	**RMH**	**HDR**
Single-unit detached dwelling	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Manufactured home or prefabricated dwelling on an individual lot	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Single-unit attached dwelling	N/A	3,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.
Duplex	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Tri-plex	N/A	7,500 sq. ft.	7,500 sq. ft.	5,000 sq. ft.
Four-plex	N/A	10,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
All other development types[2]	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.

[1]Undersized lots of record with area below the minimum may still be eligible for development. See Section 10-10-12 of this Title.[2] Cluster housing shall meet minimum lot sizes in FCC 10-10-8-C-2-a.

Attachment 9

Zoning Map

CITY OF **FLORENCE**, OREGON

Zoning Districts

Residential
- Low Density
- Medium Density
- Mobile Home/ Manufactured Home
- High Density
- Coast Village

Mixed Use
- Old Town Area A
- Old Town Area B
- Old Town Area C
- Waterfront Marine
- Professional Office/ Institutional

Commercial
- Neighborhood
- Mainstreet Area A
- Mainstreet Area B
- North Commercial
- Commercial
- Highway

Industrial
- Marine
- Pacific View Business Park
- Limited Industrial
- Service Industrial

Other
- Open Space
- Public Use Airport

Estuaries
- Development Estuary
- Conservation Estuary
- Natural Estuary

- City Limits
- Urban Growth Boundary

Other Overlays (See Separate Maps)
Coastal Overlay Zoning Map,
Drinking Water Protection,
Professional Office Sub-Areas
Residential,
Public Use Airport Safety
& Compatability

PACIFIC OCEAN

Clear Lake

Munsel Lake

Siuslaw River

North Fork Siuslaw River

JOSHUA LN
4TH AVE
HECETA BEACH RD
OCEANA DR
N JETTY RD
SALTAIRE ST
LIMPIT LN
RHODODENDRON DR
S JETTY RD
101
52ND ST
SPRUCE ST
MUNSEL LAKE RD
47TH ST
42ND ST
FLORENTINE AVE
MUNSEL LAKE RD
OAK ST
PINE ST
REDWOOD ST
35TH ST
32ND ST
31ST ST
KINGWOOD ST
27TH ST
AIRPORT WAY
21ST ST
18TH ST
15TH ST
AIRPORT RD
12TH ST
PARK VILLAGE DR
WILLOW ST
VINE ST
YEW ST
XYLO ST
UPAS ST
CASINOTHREERIVERS
NORTH FORK SIUSLAW RD
126
HWY 126
MAPLE ST
IVY ST
6TH ST
QUINCE ST
HWY 101
LAUREL ST
2ND ST
1ST ST

N W E S

Map Date: 12/10/2021

Miles
0 0.25 0.5

City of Florence
A City in Motion

Community Development Department
250 Hwy 101 N.
Florence, OR 97439
(541) 997-8237

Property lines shown on this map have been gathered from various sources and generally reflect tax lot lines. These lines do not necessarily correspond to legal, buildable lots. Prior to making any decisions about a property, it is advised that you check with the City regarding the status of the lot.

Kyle Kerry H:\zr\Zoning\DRAFT\11_24_21.mxd 12/10/2021