



Department of Consumer  
and Business Services

## 2023 Oregon Residential Reach Code

### Purpose of the rule:

These rules adopt the 2023 Oregon Residential Reach Code, which is a set of optional, above-code construction standards and methods designed to increase energy efficiency of structures regulated by the Oregon Residential Specialty Code (ORSC). Local municipalities are required to accept and inspect structures built to the standards in the Oregon Residential Reach Code.

### Citation:

Adopts OAR 918-465-0050

This rule is effective July 1, 2024.

### Background:

The base code for the residential reach code is the ORSC. The process for adopting the Oregon Residential Reach Code is established in rule at OAR 918-465-0040 and begins after the adoption of a new edition of the ORSC. The 2023 ORSC became effective on Oct. 1, 2023, and the residential reach code adoption process began with a public proposal period from Oct. 16 through Dec. 18, 2023, during which the division accepted proposed code provisions for inclusion in the reach code. A rulemaking advisory committee (RAC) met on Jan. 30, 2024, and reviewed seven possible compliance paths from the division and the public. The division completed an internal review of the RAC testimony and all public proposals. The proposals were reviewed for alignment with EO 20-04 and HB 3409 (2023), future codes, and housing affordability directives from the Governor's office and the Residential and Manufactured Structures Board. The division determined that seven code paths would be too complex for the Oregon Residential Reach Code and that simplification would allow builders to focus on paths that align with incentives available statewide, encouraging expanded use of the reach code, beyond the handful of structures built to prior editions. The final proposed 2023 Oregon Residential Reach Code contains three simplified performance paths, all based on three nationally recognized certification systems which build upon each other. This proposal for the 2023 Oregon Residential Reach Code was approved by the Residential and Manufactured Structures Board on April 3, 2024.

### Summary:

The 2023 Oregon Residential Reach Code contains three simplified performance paths, all based on three nationally recognized certification systems which build upon each other: the USDOE Zero Energy Ready Home (ZERH) Single Family Homes Program Compliance, the Passive House US (PHIUS) 2021 Certification for Single-Family Homes, and the Energy Star Single-Family Homes Program Compliance. The full document regarding these three simplified performance paths can be found on the BCD website at <https://www.oregon.gov/bcd/codes-stand/Pages/res-reach-adoption.aspx>. This rule will be updated with each iteration of a new residential reach code.

**Contact:** If you have questions or need further information, contact the Mechanical and Energy Code Engineer, Mark Heizer, at [mark.r.heizer@dcbs.oregon.gov](mailto:mark.r.heizer@dcbs.oregon.gov) or 971-600-6821.



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**PERMANENT ADMINISTRATIVE ORDER**

**BCD 8-2024**

CHAPTER 918  
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
BUILDING CODES DIVISION

**FILED**

06/26/2024 10:40 AM  
ARCHIVES DIVISION  
SECRETARY OF STATE  
& LEGISLATIVE COUNSEL

FILING CAPTION: Adopts the 2023 Oregon Residential Reach Code

EFFECTIVE DATE: 07/01/2024

AGENCY APPROVED DATE: 06/24/2024

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ADOPT: 918-465-0050

NOTICE FILED DATE: 04/25/2024

RULE SUMMARY: This rule adopts the 2023 Oregon Residential Reach Code, which is a set of statewide optional construction standards and methods designed to increase energy efficiency of structures regulated by the Oregon Residential Specialty Code (ORSC). Local municipalities must allow for the use of the residential reach code in structures built to the ORSC.

CHANGES TO RULE:

918-465-0050

Adopted Oregon Residential Reach Code

(1) Effective July 1, 2024, The 2023 Oregon Residential Reach Code is adopted pursuant to OAR 918-465-0040.

(2) The 2023 Oregon Residential Reach Code is available on the division's website and consists of:

(a) USDOE Zero Energy Ready Home (ZERH) Single Family Homes Program Compliance Version 2, Revision 1;

(b) Passive House US (PHIUS) 2021 Certification for Single-Family Homes; and

(c) Energy Star Single-Family Homes Program Compliance National Version 3.2, Revision 13.

(3) The provisions of the 2023 Oregon Residential Reach Code may be used in place of Chapter 11 of the 2023 Oregon Residential Specialty Code.

Statutory/Other Authority: ORS 455.020, ORS 455.030, ORS 455.110, ORS 455.496, ORS 455.500

Statutes/Other Implemented: ORS 455.110, ORS 455.500