



Building Safety Division
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ADU and Duplex Separations

I. Purpose:

To establish code requirements specific to Accessory Dwelling Unit (ADU) and duplex remodels, additions and new construction.

II. Background:

“Accessory Dwelling Unit” (ADU) is defined as an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area existing within the same structure, or on the same lot, as the primary dwelling unit. The accessory dwelling unit may be a separate and detached unit, an attached unit to the principal structure, a repurposed existing space within the principal structure, a dwelling unit over a garage, or a similar structural form.

One and two family (duplex) dwellings are regulated in the *Oregon Residential Specialty Code (ORSC)*. The ORSC defines a dwelling unit as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation (R202).

III. Policy

HVAC: Units shall have individual systems that meet heating capacity requirements. Units shall have access to control the HVAC systems for their dwelling unit (R303.9). Dwelling units shall not share air transfer systems (M1602.2).

Note regarding Combustion Air: When existing area(s) are converted to an ADU, all existing fuel fired equipment, including but not limited to a furnace or water heater, within that area(s) must be supplied with adequate combustion air that complies with Chapter 17 of the ORSC.

Note regarding gas pipe sizing: Sizing shall comply with G2414 of the ORSC and sizing chart provided. The gas line downstream from the meter may have to be upsized depending on upstream demand.

Plumbing System. The ADU and the primary dwelling unit shall have plumbing systems as follows:

1. **Water Supply.** For a common water supply all of the following are required:
 - a. Conversions or additions. Each individual fixture has a shut-off valve or a whole dwelling shut off valve is installed, accessible to both units.
 - b. New construction. Each unit is supplied with a control valve accessible to that unit.
 - c. Shared water heating shall have individual unit shut-offs.
 - d. The water supply line downstream from the meter may also need to be up-sized depending on the number of fixtures being added.

2. **Sewer.** When the floor level of the ADU is lower than the next upstream manhole cover in the street, a backwater valve(s) for the drain piping serving each new plumbing fixture on that floor in the ADU is required. For basement conversions, the drain piping serving the plumbing fixture(s) located above the required level of backflow protection cannot drain through the backwater valve(s) serving the new basement plumbing fixture(s), and it must connect to the building sewer downstream from the new basement fixture(s). When a backwater valve(s) is installed, it must remain accessible for maintenance and replacement within the ADU.

Note Regarding Plumbing System: For detached ADU, the water supply and sewer shall be separate and independent systems from other buildings and shall not be installed under other buildings. Code requires that building sewers be a minimum of 5' away from any other building. If rerouting of the lines cannot be done because of the existing sewer lateral depth or warranted conditions exist making rerouting impractical then an application for an Alternate Means and Methods would need to be submitted for approval. If approved the material below the other building would need to be adequately sized and approved for inside the building (OPSC 311, 312.3).

Fire and Life Safety

1. **Occupant Designation.** Submittal drawings used to permit ADUs shall have clearly labeled rooms which indicate the occupant of the space. For example;
 - a. ADU Tenant
 - b. Primary DwellingThese labels are the basis for reviewing submittals for compliant fire, sound transmission (STC), and impact isolation (IIC) separations.

2. **Separation between Dwellings and Accessory Space.** Except as modified within this document, dwellings shall be separated from each other and their accessory space by wall and floor assemblies having not less than one-hour fire-resistance rating, 45-STC, and a 45-IIC rating for floor / ceiling assemblies. Appendix K 102.1.
- a. **New Construction and Remodel/Alteration of Existing Conditions.** Where a wall or floor/ceiling is constructed, such wall or floor/ceiling shall be constructed to comply with the Oregon Residential Specialty Code (ORSC) requirements for two-family dwellings (R302.3).
- A door between dwelling units shall be allowed provided that door is:
 - Minimum sixty-minute fire-resistance rated; and
 - Self-closing; and
 - Smoke gasketed.
 - Fire resistant construction to be used per ORSC 302. Walls supporting rated floor/ceiling separation must have equivalent rating (R302.2). Openings in supporting walls are not required to be rated unless required elsewhere in code (i.e. garage/dwelling separation wall (R302.5)).
 - **Smoke Alarms** shall comply with NFPA 72 and ORSC 314 including hard wired smoke alarms in new and existing sleeping rooms. Battery powered smoke alarms are acceptable in existing sections when wall and ceiling finishes are not removed (R314.6).

IV. References

2017 Oregon Residential Specialty Code
2017 Oregon Electrical Specialty Code
2017 Oregon Plumbing Specialty Code