



City of Bend
Building Safety Division
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710 NW Wall Street, Bend OR 97703

BUILDING CODE ASPECTS OF HOUSE BILL 2001 *INCLUDING CONVERSIONS OF DWELLINGS TO MULTIFAMILY*

This document is intended to provide information on Building Code requirements relating to the proposed City Code modifications due to HB 2001. Visit our [House Bill 2001 website](#) for more information. This is not intended to be a complete code reference and does not include all applicable code requirements.

Building code qualifies **two-unit structures** into primarily three different groups:

1. *Two-family dwelling* – This can be a primary home with an attached additional dwelling unit (ADU) or the traditional duplex. This structure is regulated by the Oregon Residential Specialty Code and the fire separation is regulated by section R302.3.
2. *Townhouse (with real property line separating units)* – Townhouses are open on at least two sides and have a complete vertical separation between units. If a lot line is planned to segment existing dwelling into separate tax lots a two-family separation cannot be used and will need to comply with provisions for townhouses under R302.2 or have zero-lot line separation per section R302.1.
3. *Townhouse (without real property line separating units)* – Townhouses are open on at least two sides and have a complete vertical separation between units. Separation regulated under R302.2. This method would not typically be used for two-units as it is more restrictive than two-family separation under R302.3.

Detached structures are qualified separately in building code (i.e. a house and separate duplex on one lot is not a triplex). Townhouses have no limit on the number of connected units. A triplex and a quadplex can be designed to comply with townhouse requirements and be regulated by the Oregon Residential Specialty Code.

If a **triplex or a quadplex** does not qualify as townhouses, then they are regulated by the Oregon Structural Specialty Code. These structures do not have the same vertical separation requirements of a townhouse and have a reduced firewall rating but will require a fire-sprinkler system in conformance with NFPA 13 or 13R. This will typically be the path for an existing home converted to a triplex or quadplex.

Quadplexes will be required to meet accessibility requirements of OSSC chapter 11 including an accessible parking space, access aisle and accessible route to ground floor units with some exceptions. Ground floor units will be required to be type B accessible.



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Building Safety Division at building@bendoregon.gov or (541) 388-5580; Relay Users Dial 7-1-1.

APPLICATION PROCESS

The Alternate Approval Process for Single-Family Dwelling Conversions rule from the Building Codes Division gives the local Building Official guidance for allowing alternates, reductions, or waivers from some of these requirements where they are impractical and where the minimum level of safety is maintained. Bend Building Safety has an application available ([Alternate Approval Process for Single Family Dwelling Conversions](#)) that must be submitted via Portal prior to a building permit application to obtain approval for alternate proposals. Please see page 4 of the application for full submittal instructions.



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