



ORDINANCE NO. NS-2552

An ordinance of the City Council amending Bend Municipal Code Title 9.

Findings

- A. In June 2025, the Oregon legislature adopted Senate Bill 83 (SB 83), allowing local jurisdictions to opt into a provision of the Oregon Residential Structural Code (ORSC) called section R327. This section includes home hardening standards for newly constructed residential dwelling units and accessory structures, as defined in the ORSC.
- B. At a work session on February 25, 2026, the Bend City Council provided direction to City staff to bring back an ordinance opting the City into the provisions of R327, and making them applicable to all development within the City limits subject to the ORSC.
- C. The entire area of the City of Bend has previously been recognized by the Bend City Council as a Wildfire Hazard Zone, under Bend Municipal Code Chapter 9.30, Wildfire Hazard Zone, adopted by ordinance number NS-1899, on November 5, 2003. This Wildfire Hazard Zone designation has been used in prior versions of the ORSC to apply certain building standards to new development, but is mostly replaced with the new R327 code. The changes adopted by this ordinance keep the Wildfire Hazard Zone designation in place, and relocate this reference for clarity.
- D. The City recognizes the proximity of the City of Bend to nearby wildlands, including the Deschutes National Forest and other forested lands to the west and public and undeveloped or ranch lands to the east, and the risk posed by increasing frequency and severity of wildfires to cities and human habitation in an area often referred to as the "wildland-urban interface" (WUI). Due to this and the pre-existing Wildfire Hazard Zone designation, it is appropriate for the R327 standards to apply citywide.
- E. Home hardening reduces the risk of ignition from embers, slows structure-to-structure fire spread – a major factor in community-scale wildfire destruction – and increases the time and opportunity for emergency responders to save structures during a fire event.
- F. Applying the R327 code to new residential construction and accessory uses is intended to be one step the City can take in helping the community become more resilient to wildfire risk. The Bend City Council intends to continue to look at additional regulatory tools that can increase community resiliency, including defensible space and vegetation management.
- G. Given the increasing wildfire risk all over the mountain west, including in Bend, and the impacts of wildfire on affordability, community health, and livability (e.g., air quality, recreation homeowner's insurance cost and coverage, economic impacts), stronger local requirements help provide meaningful long-term community benefits.



Ordinance

Based on these findings, the City of Bend ordains as follows:

Section 1. Chapter 9 of the Bend Municipal Code is amended as shown on the attached Exhibit A.

Section 2. If any provision, section, phrase, or word of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.

Section 3. All other provisions of the Bend Municipal Code remain unchanged by this ordinance and remain in effect.

First Reading

April 1, 2026

Second Reading

April 15, 2026

Adoption by Roll Call Vote

Yes: Kebler, Méndez, Platt, Riley

No: Franzosa

Melanie Kebler, Mayor

Attest:

Ashley Bontje, City Recorder

Approved as to form:

Ian Leitheiser, City Attorney

Title 9 - Buildings

Chapter 9.10

9.10.010 Authority of Building Official.

The City of Bend Building Official is authorized to administer and enforce this chapter and the following State of Oregon Codes for the City of Bend, and shall have all authority granted by these codes, including provisions applicable in Wildfire Hazard Zones, as all areas within Bend city limits are within an established Wildfire Hazard Zone:

- A. The Oregon Structural Specialty Code;
- B. The Oregon Mechanical Specialty Code;
- C. The Oregon Plumbing Specialty Code;
- D. The Oregon Electrical Specialty Code;
- E. The Oregon Residential Specialty Code, including provisions relating to Wildfire Hazard Mitigation (section R327, as it may be renumbered or amended), which shall apply in all areas within the Bend city limits;
- F. The manufactured dwelling park and mobile home park rules;
- G. The manufactured dwelling rules;
- H. The recreational park and organization camp rules; and
- I. All referenced material within the above codes.

Chapter 9.30

9.30.010

~~Wildfire Hazard Zone Established.~~

~~A Wildfire Hazard Zone is adopted for all areas in the City of Bend.~~

[Note: Deleted and relocated to Section 9.10.010. The designation of the entire City as a Wildfire Hazard Zone is retained.]
