



City of Ashland Building Safety Division

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Interpretation

BD-INT-0001

SINGLE ROOM OCCUPANCIES

When evaluating the new land-use definition for “single-room occupancies” we must rely on the tools afforded by our code in Section 302.1 OSSC (Oregon Structural Specialty Code) to appropriately classify the occupancy use based on the assumed risk profile, inherent life risk, and based on what the definition most nearly resembles.

According to the new ORS 197 definition, these SROs most nearly resemble **Group R3 congregate living facilities** under OSSC Section 310.4.

Congregate living facilities are OSSC-governed Group R-3 occupancies, as the described use exceeds the scope of the ORSC. Where the total number of occupants does not exceed 10 for *transient* use, or 16 for non-transient, the OSSC-governed R-3 designation is appropriate.

Design and construction considerations, elements and systems that apply to the SRO's, include but are not limited to the following:

- Designated an R-3 Occupancy and designed out of the OSSC (Oregon Structural Specialty Code). https://codes.iccsafe.org/content/ORSSC2022P2/chapter-3-occupancy-classification-and-use#ORSSC2022P2_Ch03_Sec310.4
- NFPA 13D sprinkler protection required. https://codes.iccsafe.org/content/ORSSC2022P2/chapter-9-fire-protection-and-life-safety-systems#ORSSC2022P2_Ch09_Sec903.3.1.3
- Fire rated construction separating sleeping units from other sleeping units and spaces in accordance with 420 OSSC. https://codes.iccsafe.org/content/ORSSC2022P2/chapter-4-special-detailed-requirements-based-on-occupancy-and-use#ORSSC2022P2_Ch04_Sec420
- Constructed as Type B Accessibility Units when providing 4 or more units in a single structure as described in 1108 OSSC. https://codes.iccsafe.org/content/ORSSC2022P2/chapter-11-accessibility#ORSSC2022P2_Ch11_Sec1108

Section 6. ORS 197A.430 is amended to read:

197A.430. (1) As used in this section, “single room occupancy” means a residential development with no fewer than four attached or detached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.

Supporting Definitions

Congregate Living Facilities – A building or part thereof that contains sleeping units where residents share bathroom or kitchen facilities, or both.

OSSC 310.4 Residential Group R-3 – Occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I, including:

- Buildings that do not contain more than two dwelling units
- Care facilities that provide accommodations for five or fewer persons receiving care
- **Congregate living facilities (non-transient) with 16 or fewer occupants**
 - Boarding houses (non-transient)
 - Convents
 - Dormitories
 - Fraternities and sororities
 - Monasteries
- Congregate living facilities (transient) with 10 or fewer occupants
- Boarding houses (transient)