



RICAP 10 PUBLIC HEARING – PORTLAND CITY COUNCIL

May 30, 2024



COMPANY OVERVIEW – WHO IS JAMES HARDIE?

- **Leading manufacturer of fiber cement building products** for residential homes, multifamily dwellings and commercial buildings
- **Founded in 1888** in Australia, US manufacturing operations began 1989 and has expanded to 11 operating facilities
- Over 10 million homes across North America
- We are **committed to excellence** and have earned endorsements and partnerships that reflect our focus on quality and design leadership.



MAGNOLIA HOME



Featured on
HGTV's
Urban Oasis 2022



Green Builder Magazine
Readers' Choice,
"Most Sustainable Product" 2020



Southern Living Custom Builder
Program & Idea House



JAMES HARDIE PROTECTION



Hardie® products help protect homes and are Engineered for Climate®, offering the best performance for the region where you live. Ultra-durable Hardie® fiber cement products are non-combustible and won't burn, and also resist damage from pests, water, extreme weather and more. James Hardie also provides industry-leading warranties, including a 30-year non-prorated limited substrate warranty for Hardie® siding products.



Water-Resistant



Fire-Resistant



Unappealing to pests



Low maintenance

JAMES HARDIE DIFFERENCE



ENDLESS DESIGN POSSIBILITIES



LONG-LASTING BEAUTY



TRUSTED PROTECTION

Hardie® products offer endless design possibilities, long-lasting beauty and trusted protection

- Cement/silicate matrix reinforced with cellulose fiber
- Layered construction for maximum toughness and flexibility
- Can be cut/nailed using standard construction tools
- 2x more dimensionally stable than wood
- 5x more dimensionally stable than vinyl
- Non-combustible per ASTM E136

YOU MAY NOT REALIZE YOU'VE SEEN OUR EXTERIOR CLADDING

- 1 Hardie® Plank Siding
- 2 Hardie® Shingle Siding
- 3 Hardie® Soffit Panels
- 4 Hardie® Panel Siding
- 5 Hardie® Trim Boards



PRODUCT CERTIFICATIONS AND APPROVALS

FIRE

- California Office of State Fire Marshall - approved cladding for Wilderness/Urban Interface Areas
- Underwriters Laboratories, Warnock Hersey - approved component of 1- and 2-hour fire wall assemblies

RESILIENCY

- **Recognized in HUD Designing for Resiliency Guidelines for Fire, Flood, Wind and Hail**
- FEMA Class 5 flood resistant material - approved for Special Flood Hazard Areas under NFIP
- Florida Dept. of BPR – approved for 220 mph Ultimate Wind Speed zones
- Miami-Dade County – approved for High Velocity Hurricane Zone (rated for large and small missile impact)
- Texas Department of Insurance under the Texas Windstorm Inspection Program – approved for negative wind pressures up to -100 psf.

SUSTAINABILITY

- LEED credits for locally sourced materials
- NGBC Silver Listing
- Published Environmental Product Declaration



PORTLAND RICAP

GOALS: GREATER DESIGN FLEXIBILITY AND MATERIAL AVAILABILITY



Regulatory Improvement Code Amendment Package 10 (RICAP 10)

Recommended Draft

May 2024
portland.gov/ricap10

Commentary

Item # 21 Design standards - materials

Table 420-3

As a result of the pandemic and supply chain issue, it has become more difficult to obtain some types of materials that meet the exterior finish materials standards in Table 420-3. This amendment provides greater flexibility by allowing for a variety of fiber cement boards with a narrower reveal and a thinner width. In addition, the standard for fiber cement shake- or shingle-style cladding has also been reduced to a thinner amount.

Generally, shakes/shingle in the thickness that was originally approved through DOZA are no longer available.

THICKNESS BASED STANDARDS ARE ARBITRARY AND STILL LIMITING

Table 420-3 Approved Exterior Finish Materials		
Material Category and Approved Usage by Material Category	Material Type	Additional Approved Usage by Material Type
Brick [No change]		
Stucco [No change]		
Wood [No change]		
Metal Wall Cladding [No change]		
Fiber Cement Wall Cladding		
In Town Centers and on Civic Corridors, fiber cement wall cladding cannot be used on the ground floor except on the portion of the ground floor containing residential uses;	Fiber Cement: planks	If the product has a vertical or horizontal dimension <u>or reveal</u> of 6 inches or less, it must have a thickness of at least <u>5/168</u> inch. <u>If the product has a vertical or horizontal dimension or reveal more than 6 inches and less than 12 inches, it must have a thickness of at least 5/8 inch.</u>
	Fiber cement: shake/shingles	If the product is composed of shingles or shakes, the installation of the shingles or shakes must contain a reveal of 10 inches or less and have a thickness of at least <u>5/168</u> inch.
	Fiber cement: panels	If the product has a vertical or horizontal dimension greater than <u>126</u> inches, the panel must have a density greater than 80 pounds per cubic foot.
Concrete [No change]		

LAP SIDING

- 7- inch reveal is most common
- Market standard is 5/16 inch thickness

SHINGLES

- Only 1 manufacturer sells 5/16 Inch
- ¼ inch Hardie® Shingle is double lapped – ½ total thickness on the wall



CONCLUSIONS AND RECOMMENDATIONS

- Portland is somewhat unique in mandating a minimum thickness more restrictive than building code for its design guidelines regarding fiber cement use .
 - Minneapolis recently eliminated similar thickness-based design restrictions for cladding in its zoning ordinances.
 - Fiber cement represents a **highly durable, affordable cladding option**
- All Hardie® fiber cement siding products are noncombustible, highly resistant to wind, flood and water damage and are covered by a 30-year non-prorated limited warranty against damage from pests and hail.

CONCLUSIONS AND RECOMMENDATIONS

James Hardie respectfully requests that the proposed RICAP 10 guidelines be modified to:

- **Permit the use of ¼-inch thick fiber cement shingles, and**
- **Permit the use of 5/16-inch thick fiber cement lap siding for exposures 7 inches wide or less.**



THANK YOU!

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Portland City Council Meeting
Wednesday, May 29, 2024 2:00 p.m.
Verbal Testimony

Agenda Item	Name
1 458	Marcus Kuizenga