



Shelter ▶ to Housing Continuum

Amendments to the City Code

Volume Three, Changes to Other City Codes

Proposed Draft
November 2020

The Shelter to Housing Continuum Project will further fair housing goals by expanding shelter and housing options throughout the city. The Bureau of Planning and Sustainability, the Portland Housing Bureau and the Joint City-County Office of Homeless Services are partnering to retool city codes to better address our homelessness crisis.

Cover illustrations kindly provided with permission:

Josh Chang for a photograph of the Kenton Women’s Village shelter,
Multnomah County Communications for a photograph of the Laurelwood Center shelter,
Multnomah County Communications for a photograph of the Family Village shelter, and
Guerilla Development Company for a drawing of the “Jolene's First Cousin” group living building.

Cover design by Gaby Jenkins, Bureau of Planning and Sustainability.

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.

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www.portland.gov/bps/translation-interpretation-and-accommodation

How testify on the code proposals:

Thank you for reviewing the proposed changes to the shelter and group living provisions of the Portland City Code. This *Proposed Draft* is for public review of staff-recommended code amendments. Your testimony on these proposed changes will inform the Bureau of Planning and Sustainability in the development of a further draft of code amendments that will be considered by the Portland City Council in 2021.

Written testimony on the *Proposed Draft* is due by 5:00 pm on Tuesday, December 15, 2020, unless extended by the PSC Chair. Written testimony may be submitted by:

- **MapApp:**

The MapApp is easy as sending an email. Go to:

<https://www.portlandmaps.com/bps/mapapp/proposals/#/s2hc>, and then click "Testify".

- **U.S. Mail:**

Portland Planning and Sustainability Commission S2HC Project Testimony

1900 SW 4th Avenue, Suite 7100

Portland, OR 97201

Oral testimony may be provided to the PSC at their December 8 or December 15, 2020, virtual hearings:

The December 8 meeting starts at 12:30 pm. The December 15 meeting starts at 5:00 pm. Please check the calendar at www.portland.gov/bps/psc/events a week in advance to confirm the time of this agenda item. To testify during the hearing, please visit the project website to register: www.portland.gov/bps/s2hc. The deadline to sign up for the December 8 PSC hearing is Monday, December 7 at 5:00 pm. The deadline to sign up for the December 15 PSC hearing is Monday, December 14 at 5:00 pm.

For more information:

Visit the project webpage at www.portland.gov/bps/s2hc or contact Project Manager Al Burns at A.Burns@portlandoregon.gov.

Project timeline:



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Project Research

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Other Code Amendments

This volume presents staff proposed amendments to Titles 8, 15, 17, and 29 of the City Code. The section is formatted to facilitate readability by showing draft code amendments on the right-hand pages and related commentary on the facing left-hand pages.

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Title 8, Health and Sanitation

Commentary

Chapter 8.32

Portland City Code Chapter 8.32 is deleted in its entirety.

Chapter 8.32 is a remnant chapter in a largely obsolete title of the Portland City Code. Title 8 was administered by the Portland Bureau of Health, but that bureau has been abolished for decades and the equivalent of most of the abolished bureau's duties are now being carried out by the Multnomah County Health Department. Chapter 8.32 has no assigned administrating bureau.

All the functions described in Chapter 8.32 are now replaced and carried out by:

- Title 33 of the Portland City Code,
- The 2019 Oregon Structural Specialty Code, and
- Oregon Administrative Rules Division 918, Chapter 650.

The Bureau of Development Services is assigned administrative authority for these current authorities.

There are current definitions for those deleted in Chapter 8.32. Oregon Revised Statutes 446.320 requires the Oregon Health Authority to issue a license for a "tourist facility," which is synonymous with what the deleted Portland City Code 8.32.100 calls a "trailer court," and with what Oregon Administrative Rules 918-650-0005 and Portland City Code 22.910 define as a "recreational vehicle park." Under state law two or more recreational vehicles on the same lot constitute a recreational vehicle park.

Deleted section 8.32.040 refers to City zones that no longer exist. Recreational vehicle parks are a use now allowed in the City's Residential Manufactured Dwelling Park Zone and all commercial, mixed use and employment zones that allow retail sales and services.

~~8.32 Automobile Trailer Courts~~

8.32

8.32.010 Definitions

The following words and phrases shall have the meanings ascribed to them in this Section:

A. ~~“Approved”~~ when applied to plumbing fixtures, plumbing connections, etc., means that the fixtures, connections, etc., have been approved by the chief inspector of the plumbing division. When the same term is applied to sanitary provisions or measures, it means that the same has been approved by the chief of the sanitary division of the Bureau of Health. When the same term is applied to fire prevention appliances or equipment, it means that the same has been approved by the fire marshal. When the same term is applied to building construction, it means that the same has been approved by the chief of the building division. When the same term is applied to electric wiring or appliances, it means that the same has been approved by the chief of the electrical division;

B. ~~“Permit”~~ means a written permit issued by the Health permitting the trailer court to operate under this Chapter and regulations promulgated thereunder;

C. ~~“Trailer court”~~ means a lot or parcel of ground arranged or used for the parking of automobile trailer coaches. For brevity an automobile trailer court may be referred to as a “court;”

D. ~~“Trailer coach”~~ means any vehicle used, or so constructed as to permit its being used, as a conveyance upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons;

Commentary

Language to be **added** is shown in underline.
Language to be **deleted** is shown in ~~strikethrough~~.

~~E. "Dependent trailer coach" means a trailer coach which does not have a water closet and a bathtub or shower;~~

~~F. "Independent trailer coach" means a trailer coach that has a water closet and a bathtub or shower;~~

~~G. "Trailer coach space" means a plot of ground within a trailer court, designated for the accommodation of one trailer coach;~~

~~H. "Service building" means a building housing toilet facilities for men and women, with a slop-water closet and laundry facilities, and with separate bath and shower accommodations.~~

8.32.020 License and Permits Required.

~~No automobile trailer court shall be established or maintained unless a license has been obtained for the court, which license shall not be issued by the Bureau of Licenses until the City Council has first approved the issuance of the same.~~

~~Permits shall be taken out for building, electrical or plumbing work, which may be performed in connection with such court.~~

8.32.030 Information to be Furnished by Applicant.

~~Every applicant for the establishment of a trailer court shall submit to the Bureau of Health an application and a plan showing the location and arrangement of the court, and shall give full information relative to the facilities that are to be supplied, showing the location and character of construction of buildings, the layout and surfacing of driveways, and the arrangements made for sanitation, lighting, fire protection, etc. Before submitting the application and plan to the Council, the Health Officer shall obtain reports from the Bureau of Development Services, the fire marshal, and the State Board of Health, and shall transmit the application, the plan, the reports, and his recommendations to the Council. If it appears to the Council that the fire protection and sanitary arrangements are adequate and that the establishment of the court will not be a detriment to the neighborhood or to the City as a whole the Council may approve the issuance of a license.~~

~~The Bureau of Development Services shall not issue a permit for building, plumbing or electrical work in connection with the court until the Council has approved the issuance of a license.~~

8.32.040 Location.

~~An automobile trailer camp shall be located only in Zones C2 and M3, under conditional use procedure, as established by the planning and zoning Code. No trailer camp shall be located in Fire District No. 1 or Fire District No. 2 as the same are designated in Building Code.~~

Commentary

8.32.050 Layout of Grounds.

~~A. Every trailer court shall be enclosed by a substantial fence not less than 6 feet in height, constructed of masonry, woven wire, or other similar construction approved by the building inspector.~~

~~B. Each trailer coach space shall contain a minimum of 1,000 square feet inclusive of parking space for the propelling vehicle, shall be at least 25 feet wide, shall be plainly marked in some permanent manner, and shall abut on a driveway or the clear area with unobstructed access to a public street. Such spaces shall be clearly defined, and trailer coaches shall be parked in such spaces so that there will be a minimum of 15 feet between trailer coaches and so that no trailer coach will be less than 10 feet from the exterior boundary of the trailer court.~~

~~C. Access roads shall be provided to each trailer space. Each access road shall be continuous, shall connect with a street or highway, shall have a minimum width of 20 feet and shall be properly surfaced.~~

~~D. An occupied trailer coach shall not be parked closer than 25 feet to any public street or highway, and no part of such trailer coach shall obstruct any public roadway or walkway. An occupied trailer coach shall not be allowed to remain in a trailer court unless a trailer space is available.~~

~~E. Adequate areas shall be provided for the parking of motor vehicles of guests.~~

~~F. Outside drying space adjacent to the service building, or other clothes drying facilities, shall be provided.~~

8.32.060 Buildings.

~~A. Every court shall have an office and a sign designating it as such. Each trailer court shall be provided with one or more service buildings adequately equipped with flush type water closet fixtures. Each establishment shall have not less than one water closet for females, one water closet for males, one lavatory and shower for each sex, one urinal for males, one laundry unit (laundry tray or washing machine), and one slop sink. Dependent trailer coaches shall be parked not more than 200 feet from a service building.~~

~~B. Service buildings shall:~~

- ~~1. Be located 15 feet or more from any trailer space;~~
- ~~2. Be of permanent construction and adequately lighted;~~
- ~~3. Be provided with a floor and a base not less than 6 inches in height, the floor and the base being made of waterproof material such as concrete, tile, or other approved impervious material;~~
- ~~4. Have sufficient toilet and laundry facilities, according to the ratio stipulated, to serve adequately both males and females;~~

Commentary

Language to be **added** is shown in underline.
Language to be **deleted** is shown in ~~strikethrough~~.

5. Have adequate heating facilities to maintain a temperature of 70 degrees Fahrenheit during cold weather, and to supply minimum of 3 gallons of 140 degrees Fahrenheit minimum hot water per hour per trailer coach space during time of peak demands;
6. Have all rooms properly ventilated, with all openings effectively screened;
7. Shall have at least one slop sink with hot and cold water, accessible to both sexes at all times;
8. All trailer court buildings shall comply with the housing, building, electrical, plumbing and health and sanitation regulations.

8.32.070 Sanitation.

~~A. Water from City mains shall be provided for the court so that water either is furnished directly to each coach or is accessible for the occupants of each coach by a faucet located in accordance with the rules of the State Board of Health, but in no case shall each faucet be over 100 feet from any coach.~~

~~B. Trailer coaches provided with water closets, sinks, lavatories, or showers shall be connected to the City sewer system or to a sewer system approved by the Health Officer.~~

~~C. To serve more than 10 dependent coaches, additional fixtures shall be provided in the following ratios:~~

~~1. Toilet facilities for males and females shall be separated, if located in the same building, by sound resistant wall;~~

~~2. A lavatory for each sex shall be provided for every 10 dependent trailer coaches or fraction thereof. A bathtub or shower stall in a separate compartment shall be provided for each sex in the ratio of one for every 12 dependent trailer coaches or fraction thereof;~~

~~3. There shall be provided not less than one sink for every 10 units requiring sink facilities;~~

~~4. All rooms used by the public for toilet purposes shall be lighted at night with illumination amounting to not less than two foot candles in all portions of the room.~~

~~D. All trailer courts shall be kept free from refuse, weeds and brambles.~~

~~There shall be provided for each two units at least one approved galvanized metal garbage can of not less than 20 gallon capacity, provided with a close fitting cover, which can be set on a base at least 6 inches above the ground. Such can shall be emptied at least once every 24 hours, and the garbage disposed of in a manner approved by the Health Officer. The garbage cans shall be thoroughly cleaned before they are returned to the units.~~

~~No washing or cleaning of coaches or of the propelling vehicles, other than dusting or brushing out, shall be done while in the court, unless such washing or cleaning is performed over a wash rack provided with a drain conforming to the regulations of the plumbing division.~~

~~All plumbing and plumbing fixtures shall be properly installed to conform to the requirements of the plumbing division and shall be maintained in good operating condition at all times.~~

Commentary

Language to be **added** is shown in underline.
Language to be **deleted** is shown in ~~strikethrough~~.

~~8.32.080 Fire Protection.~~

~~Every court shall be provided with a water main not smaller than 2-inch pipe size, connected to the City water supply and having approved outlets, valves, hose connections, etc., for a 1-1/2 inch fire hose, with the outlets so arranged that with a length of hose not exceeding 75 feet, a stream of water will reach every portion of the court. The water main shall not be less in pipe size than the size given in the following table, based on the number of 1-1/2 inch hose outlets served.~~

Number of Outlets Not to Exceed	Pipe Size In Inches
-	-
2	2
4	2 1/2
6	3
8	3 1/2
10	4

~~No rubbish or trash shall be burned in open fires. No bonfires shall be permitted. Incinerators shall be located and constructed under the direct supervision of the Fire Marshal.~~

~~All fire protection equipment shall be maintained in serviceable condition under the direction of the Fire Marshal.~~

~~8.32.090 Electrical Regulations and Connections for Trailer Coaches.~~

~~Where facilities are provided for the supply of electrical energy to trailer coaches while in court, the following requirements shall be complied with:~~

~~A. At least one weatherproof fused receptacle outlet with fuses located in locked enclosure shall be installed for each unit. This outlet shall be so located that not more than 30 feet of portable conductor will be required to connect with trailer coach wiring. The rating of fuses protecting trailer coach outlet shall not exceed three amperes, unless the trailer coach is wired in compliance with the National Electrical Code;~~

~~B. Overhead yard wires supplying trailer coach outlet shall have a clearance above ground of not less than 15 feet, except across spaces accessible to pedestrians only, in which case the clearance above ground shall be not less than 10 feet. Wires connecting to trailer coach outlets shall be installed in conduit or electrical metallic tubing where less than 8 feet from the ground;~~

~~C. Portable cord used for the connection of trailer coach unit shall be of a type approved for hard service and shall not be less in size than no. 16, B & S gauge. Where the trailer coach wiring is approved for use with fuses in excess of three amperes, as permitted above, the cord shall have a current carrying capacity at least equal to the fuse rating;~~

Commentary

Language to be **added** is shown in underline.
Language to be **deleted** is shown in ~~strikethrough~~.

~~D. In all other respects the permanent wiring of the court shall comply with the electrical Code of the City;~~

~~E. No trailer coach shall be connected to the court electric system if the electrical division finds the wiring of any such trailer coach to be hazardous.~~

~~8.32.100 Registration Book.~~

~~Every court shall have a registration book, and the names and addresses of all the members of the trailer coach party shall be entered in the book by a member of the party, together with information relative to the make and year of manufacture and license number of the trailer coach and the propelling vehicle. The registration book shall show the date of arrival and departure of every trailer coach and the trailer coach unit occupied. This registration book shall be available for the inspection of officers or employees of the City, county, state or federal governments upon request.~~

~~The manager of a court shall report without delay to the Bureau of Health any illness of any member of a trailer coach party, whether such illness appears to be of a contagious nature or not.~~

~~8.32.110 Removal of Wheels.~~

~~The removal of the wheels or the setting of a trailer coach on posts or footings will not be considered as removing the same from the regulations affecting trailer coaches, unless such trailer coach is made to conform with housing, building and other codes regulating a dwelling.~~

~~8.32.120 Parking in Court Required.~~

~~Any trailer coach used for sleeping or living purposes shall not be parked for any period of time exceeding 3 hours except in a trailer court, and no cooking shall be done in a trailer coach outside of a trailer court; provided that self-contained camping or recreational vehicles shall, at the discretion of the Exposition—Recreation Commission, be allowed to park in the parking lot of the Memorial Coliseum complex in order to provide living quarters for persons to care for animals involved in shows at the Memorial Coliseum complex, for such time as may be necessary to care for such animals. The activities of all persons occupying such vehicles during the times mentioned shall be under the supervision of the City-County Bureau of Health and all such activities shall comply with applicable provisions of this Code.~~

~~8.32.130 Licenses Fees.~~

~~License fees shall be as provided in Title 7, and every trailer court shall be subject to all the regulations provided in Title 7.~~

Commentary

Language to be **added** is shown in underline.
Language to be **deleted** is shown in ~~strikethrough~~.

Title 15, Executive Responsibility

Commentary

Chapter 15.04, Declaration of State of Emergency

All provisions for declaring a "Housing Emergency" are removed from this chapter.

Portland's housing emergency was first declared in 2015 and has been extended several times. These extensions have highlighted the need for shelter and affordable housing as not an episodic emergency, with a discrete beginning and end, but a continuing crisis. The amendments to this and other City Codes allow the City to address shelter needs continuously.

Particularly, amendments to this chapter allow the Council to declare a continuing "shelter shortage" outside the context of an emergency event. During a recognized shortage the 180-day temporary use limit for outdoor and mass shelters would not apply.

These amendments in no way restricts the City's abilities to address shelter and housing needs arising from emergencies such as the current COVID-19 pandemic or the recent wildfires. The unamended provisions of Portland City Code, Chapter 15.04 continue to provide for these, as does Portland City Code 33.296.030.G, which provides (as proposed for amendment):

Natural disasters and emergencies. Temporary activities and structures needed as the result of a natural disaster or other health and safety emergencies are allowed for the duration of the emergency. Temporary activities include food, water, and equipment distribution centers, medical facilities, short term shelters, mass shelters, outdoor shelters, warming or cooling shelters, and triage stations.

The listed activities and structures are meant to serve as examples and their listing does not exclude other needs arising from an emergency.

15.04 Declaration of State of Emergency

15.04

15.04.010 Title. [no changes]

15.04.020 Purpose. [no changes]

15.04.030 Definitions. [no changes]

15.04.040 Declaration of State of Emergency.

A. [no changes]

B. [no changes]

C. [no changes]

D. [no changes]

E. ~~The~~ Except for a declared housing emergency, the Mayor shall terminate the State of Emergency by proclamation when the emergency no longer exists or when the threat of an emergency has passed. The Mayor will communicate the change from the disaster response phase to the recovery phase with all appropriate officials.

~~**F.** When circumstances create an immediate need to provide adequate, safe, and habitable shelter to persons experiencing homelessness, the Council may declare a housing emergency exists. A housing emergency is a health and safety emergency under Portland City Code Subsection 33.296.030 G. and mass shelters are allowed as temporary activities for the duration of the emergency subject to the standards in Section 33.296.040.~~

~~**G.** The Council shall terminate a housing emergency by resolution when the emergency no longer exists or when the threat of an emergency has passed.~~

F. When circumstances create an unmet need for safe and habitable shelter, the Council may adopt a resolution declaring a shelter shortage. This declaration will remain in effect until the Council terminates the declaration by resolution.

G. While a shelter shortage declaration resolution remains in effect the temporary activity time limits imposed by Portland City Code Subsection 33.296.030 H. shall not apply to outdoor and mass shelters, and the Council may direct the expeditious issuance of permits for these shelters.

Commentary

15.08 Authority During a Housing Emergency

Section 15.08.025 is deleted.

The deleted 15.08.025 B. 7. Authorization to waive codes and rules during a housing emergency is replaced by the "Shelter Shortage" amendments to Chapter 15.04 above and by other code amendments described in Volumes Two and Three of the Shelter to Housing Continuum Project. The authority to direct the expeditious issuance of permits has also been deleted from 15.08.025 and added to 15.04.040

A principal purpose of Shelter to Housing Continuum Project is allowing the City to respond to a continuing shelter and housing crises through application of new codes rather than waiving its existing codes.

The City Council, through City Charter and other Portland City Code provisions, has sufficient power to exercise the other six authorities deleted from 15.08.025. To the extent that one of these deleted authorities might need to be made more apparent, it could be added to the 15.04.040 shelter shortage provisions.

Some of the existing authorities that do not have to be repeated in Chapter 15.08 include

- Portland City Charter Section 1-101 Continuation and Grant of Corporate Powers,
- Portland City Charter Section 1-102 Grant of General Powers,
- Portland City Charter Section 2-101 Municipal Powers Vested in Council,
- Portland City Charter Section 2-104 General Powers,
- Portland City Charter Section 2-105 Continuation of Specific Powers,
- Portland City Charter Section 2-106 Enumeration of Powers not a Limitation, and
- Portland City Code 33.296.030 Temporary Activities Allowed.

15.08 Executive Responsibility

15.08

15.08.010 Succession. [no changes]

15.08.020 Authority During a State of Emergency. [no changes]

~~**15.08.025 Authority During a Housing Emergency.**~~

~~**A.** Upon the declaration of a Housing Emergency, the authority over all bureaus, departments, and other City offices shall remain as most recently delegated by the Mayor under Portland City Charter Section 2-302 unless the Mayor directs otherwise by written executive order.~~

~~**B.** Upon the declaration of a Housing Emergency, in addition to any other powers that may be exercised by a local government, the Council may:~~

- ~~1. Utilize City owned resources;~~
- ~~2. Designate persons to coordinate the work of public, private, or nonprofit relief agencies responding to the housing emergency;~~
- ~~3. Provide temporary or permanent housing by purchase, lease or otherwise;~~
- ~~4. Order such other measures as may be necessary to protect the life, safety and health of persons, property or the environment;~~
- ~~5. Direct the expeditious issuance of permits necessary to address issues that arise from the emergency;~~
- ~~6. Enter into contracts to the extent authorized by Charter Sections 8-104 and 8-105;~~
- ~~7. Waive Portland City Code regulations or administrative rules to the extent necessary to respond to the housing emergency; and~~
- ~~8. Activate emergency plans.~~

15.08.030 Declaration of Nuisance. [no changes]

15.08.040 Enforcement and Penalties. [no changes]

15.08.050 Controlling Provisions. [no changes]

Commentary

Language to be **added** is shown in underline.
Language to be **deleted** is shown in ~~strikethrough~~.

Title 17, Public Improvements

Commentary

17.44 Street Obstructions

Portland City Code Section 17.44.010 is amended.

Only 17.44.010.B.4. contains new language. Other amended 17.44.010 B language is a reorganization and slight revision of the existing wording. 17.44.010.B.4.B.4. allows certain portable facilities to be placed in the right of way. These facilities would usually be placed to support an adjoining or nearby shelter.

It should be noted that any portable facility in the right-of-way and connected to City water would also have to be connected to City sewer. This connection would have to be on-site connection on the property adjoining the right-of-way. A temporary sewer connection solely within the right-of-way, or discharge of any sewage into a storm drain from a portable facility, would not be allowed. Since Portland City Code Section 17.44.010 only concerns the authority of the Director of the Bureau of Transportation, the noted authorities of the Bureau of Environmental Services to require and approve sanitary connections are not repeated in this section.

17.44 Street Obstructions

17.44

17.44.010 Unlawful Acts Enumerated.

A. [no changes]

~~B. It is unlawful for any person to erect or cause to be erected any structure in, over or upon any dedicated street area, except that Director of the Bureau of Transportation may, based on findings of necessity, grant permission for walls, fences and steps, that otherwise comply with the Code of the City. Also, on buildings whose front is located on the property line, the Director of the Bureau of Transportation may allow decorative facings, certain types of utility meters, utility valves, and other utility appurtenances, to extend into the street area an amount that does not interfere with the public use of said street. The Director of the Bureau of Transportation, upon determining a public need for areas occupied by such walls, fences, steps, facings, or utility meter valves and other appurtenances, may revoke said permission and the property owner or utility will be required to remove them from the street area.~~

B. It is unlawful to place, or cause to be placed, any obstruction within, upon or above any dedicated street area unless the Director of the Bureau of Transportation has, based on findings of necessity, granted a revocable permit to allow:

1. Walls, fences and steps that otherwise comply with the Portland City Code,
2. Decorative facings on buildings that front on a property line,
3. Utility meters, utility valves, and other utility appurtenances that do not significantly interfere with public use of dedicated street area, or
4. Portable sanitation, health, hygiene, day storage, and kitchen facilities.

The Director of the Bureau of Transportation, upon determining a public need for a street area occupied by any of the above, may revoke a permit and the holder of the revoked permit will be required to remove all obstructions from the street area.

C. [no changes]

D. [no changes]

Commentary

Language to be **added** is shown in underline.
Language to be **deleted** is shown in ~~strikethrough~~.

Title 29, Property Maintenance Regulations

Commentary

29.50.050 Illegal Residential Occupancy.

Portland City Code 29.50.050 is amended to provide six exceptions to the general prohibition on the residential occupancy of structures or spaces not intended for permanent residential use or occupancy

The first exception recognizes the new provisions for outdoor shelter, which do not require living accommodations to be buildings.

The second exception acknowledges existing state law that permits sleeping in vehicles in parking lots owned by religious institutions.

The third and fourth exception acknowledges existing code provisions.

The fifth exception is added to correspond with new allowances for occupancy of one recreational vehicle to substitute for an allowed ADU on sites with a house, attached house or manufactured home (See 33.205.020.D).

The sixth exception recognizes existing authorities that apply during emergencies.

Vehicles are not subject to building codes or other development standards that would normally apply to dwellings. ANSI 119.5 and NFPA 1192 are national standards implemented by recreational vehicle manufacturers. Other jurisdictions that have legalized occupancy of tiny houses on wheels or recreational vehicles, such as the City of Los Angeles, have adopted references to these national standards.

The proposed standard also requires that a campground-style recreational vehicle hookup be provided, with a place to plug the vehicle's electrical system in, a place to receive water, and a place to empty sewage tanks. Oregon Department of Environmental Quality requirements do not allow the City to permit storage of sewage on properties are, or could be, connected to a public sewer.

Oregon Revised Statutes 801.100 through 801.610 and Oregon Revised Statutes 174.101 define the different types of recreational vehicles that can be titled and registered by the Oregon Department of Motor Vehicles. Tiny houses on wheels are classified as recreational vehicles by Oregon law. The Oregon Department of Motor Vehicle may register a tiny house on wheels as a camper, a travel trailer, or a park model RV, depending on its size and configuration

29.50.050 Illegal Residential Occupancy.

~~When a property has an illegal residential occupancy, including but not limited to occupancy of tents, campers, motor homes, recreational vehicles, or other structures or spaces not intended for permanent residential use or occupancy of spaces constructed or converted without permit, the use shall be abated or the structure brought into compliance with the present regulations for a building of the same occupancy.~~

Residential occupancy of structures or spaces not intended for permanent residential use or occupancy is unlawful, including but not limited to structures placed, constructed or converted without permit; tents, campers, motor homes, recreational vehicles, and other vehicles.

A. Exceptions:

1. Individual sleeping accommodations within outdoor shelters legally established in conformance with Portland City Code Chapters 33.285 or 33.815, or allowed as temporary occupancies under Portland City Code Chapter 33.296;
2. Vehicles on institutional property as allowed by Oregon Revised Statutes, Chapter 203, Section 082;
3. Recreational vehicles within in a manufactured dwelling park or mobile home park as provided by Oregon Revised Statutes, Chapter 197, Section 493;
4. Motor homes and recreational vehicles within a recreational vehicle park allowed as a commercial use by Portland City Code Chapters 33.130 or 33.140; and
5. One occupied recreational vehicle provided:
 - a. The recreational vehicle is on a site with a house, attached house, or manufactured home. See Portland City Code Subsection 33.205.020.D.
 - b. The recreational vehicle is a travel trailer, park model recreational vehicle, camper or motor home titled with the Oregon Department of Motor Vehicles.
 - c. Documentation from the manufacturer or third-party inspection service that the vehicle meets ANSI 119.5 or NFPA 1192 is kept on the site and is available upon request.
 - d. A permanent recreational vehicle utility hookup that includes an electrical outlet, a water connection, and a sanitary sewer dump is provided on the site.
6. Camping under emergency circumstances as authorized by Portland City Code Sections 14A.50.020 B., 33.296.030, or by declaration by the Mayor.

B. When a property has an illegal residential occupancy, the use shall be abated or brought into compliance with the current regulations for a space of the same occupancy.