

SUPPLEMENTAL INFORMATION

SUMMARY

Agricultural or Equine Structural Permit Exemption: Oregon Revised Statute (ORS) 455.315 allows exemption from the Oregon Structural Specialty Code when the proposed building meets certain use criteria. All electrical, plumbing or mechanical work remains subject to permit(s) and must comply with the provisions of the respective specialty code. If the Planning Division having Jurisdiction finds that the use does not meet the required criteria or fails to meet other land use requirements, the building division cannot exempt the structure. Qualifying **FARM or FOREST** use must be demonstrated by verification of Planning having Jurisdiction on Land Use Compatibility Statement (LUCS).

***Electrical Specialty Code:** A) If there is a concrete slab in the building or immediately adjacent in an area that farm animals occupy, the animals may be either harmed or killed by current that may not affect humans. The slab is required to have an electrical grounding system (547.10). B) If the building is used for storing feed, hay, or straw, electrical wiring must be installed in a dust proof manner [547.5(C)]. C) If the building is used for major repairs of motor vehicle equipment, the electrical wiring may have to meet special wiring requirements (547.3 & Article 500-501). Discuss these requirements with an electrical inspector before starting construction.

DEFINITIONS ORS 455.315

AGRICULTURAL EXEMPT BUILDING: A structure located on a **FARM or FOREST** and used in the operation of the **FARM or FOREST** for the following purpose(s):

- Storage, maintenance or repair of farm or forest machinery and equipment;
- Raising, harvesting and selling of crops or forest products;
- Feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;
- Dairying and the sale of dairy products; or
- Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal, by marketing or otherwise, of farm produce or forest products.

AGRICULTURAL NON-EXEMPT BUILDING: A dwelling (living areas); A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time; A structure regulated by the State Fire Marshal pursuant to ORS chapter 476; A structure used by the public or; A structure subject to National Flood Insurance Act.

EQUINE EXEMPT BUILDING: A structure located on a **FARM or FOREST** and used by the owner or the public (less than 10) for stabling or training equines, for riding lessons and training clinics.

FARM or FOREST: The determination for what constitutes a farm or forest is vested with the planning division having Jurisdiction in conjunction with adopted zoning ordinances. In accordance with the State Building Codes Division's Statewide Statutory Interpretations, dated July 9, 2008, the **building official has no authority in this determination.**

APPROVAL PROCESS

Please read definitions above and complete the process below. Incomplete applications may be returned.

- 1. Planning Division:** Submit a site plan containing the information listed on the Residential Site Plan Application Packet. Verify floodplain status, if in a floodplain then permits are required. Obtain a Land Use Compatibility Statement (LUCS), verifying that the project is located on a qualifying **FARM or FOREST**. There is a Planning fee required prior to sign-off from a Planner. Planning staff will direct applicant to next department (On-Site, Building, etc.)
- 2. On-Site Sanitation Division:** Provide site plan for review of location of building and septic system. Obtain sign-off on the LUCS. There is a On-Site fee required prior to sign-off from a sanitarian. Proceed to Building counter.
- 3. Building Division:** Return application along with the LUCS to the Building Division. Your application will be reviewed and you will be notified. This application must be signed by the property OWNER. If approved, pay your processing fee, **post a copy of your signed application at the project site** when you begin building.