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MEDIA RELEASE

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COUNTY LAND DEVELOPMENT SERVICES OFFERS ADVICE REGARDING PREFABRICATED ACCESSORY BUILDINGS

Pre-fabricated buildings are becoming very popular because of the cost and convenience of having a building delivered and ready to use without all the hassles of design and construction. These buildings are now widely available from most building supply retailers in a variety of sizes and colors.

Prefabricated structures are often designed by “out of state engineers” that may not be familiar with Oregon building codes. Many prefabricated structures are designed to withstand a wide variety of conditions that may exist throughout the country, and may not meet local conditions such as snow loads and wind affects and therefore may not be Oregon’s building code.

Before investing in this type of building, it is important to understand the local building and zoning codes that govern placement of prefabricated buildings and accessory structures on privately owned property. While permits are not needed for prefabricated buildings and accessory structures that are not intended for human occupancy and are under 200 square feet and under ten feet in height, **County** building and zoning codes **do** govern where these buildings are placed or sited, on private property.

Property owners are responsible for insuring that the local building and zoning laws are observed in the placement of the building on property. It is always advisable to check with your local building department and planning and zoning office before purchasing and placing any prefabricated or accessory structures.

If your plan is to place a prefabricated building that is over 200 square feet or over ten feet in height a building permit is required. To obtain a permit you must bring your plans to your local land use department for review and approval.

In order to get a permit in the quickest possible time you will need a plan that details the siting and placement of the structure. This plan is called a “plot plan”. A “plot plan” shows the location on your property that you want to place the structure and its distance from other structures on the same property. In addition to the “plot plan” a full set of plans that clearly shows the construction details, i.e., engineering, footings and load requirements, must also be submitted. Plans will be reviewed by staff at the Building Division office and, if approved, a permit will be issued.

It is important to remember that buildings must be placed on foundations and attached in a manner to insure stability from wind pressure. If the building you plan to purchase and install is not designed for local conditions, you may be required to supply additional information to show that the building can meet or exceed the established local condition criteria, that is required by State Building Code. This could include engineering, footing design, placement and drawings, load calculations and other information about the structure so that staff can assess whether the building meets code.

It is wise not to assume that a building sold by a local retailer meets building code requirements in your area. Before purchasing a prefabricated building, residents should always check with the local Building Official and most reputable retailers encourage residents to check local codes before purchasing prefabricated structures.

Your County Building Official and Land Development Services Staff are always happy to meet with you and discuss any plans you may have. .