

# APPLICATION FOR BUILDING PERMIT EXEMPTION

**THIS APPLICATION IS FOR (Check Which Apply)**

☐ **Agricultural Building Exemption**  
☐ **Forestry Building Exemption**  
☐ **Equine Facility Exemption**

**APPLICANT:** \_\_\_\_\_

Mailing address: \_\_\_\_\_

Street City State Zip

Phone No.: Office: \_\_\_\_\_ Home: \_\_\_\_\_

Email: \_\_\_\_\_

Are you the property owner \_\_\_\_\_? **OR:** owner's agent \_\_\_\_\_?

**PROPERTY OWNER:** Same as above, **OR:** (Name):

Mailing Address: \_\_\_\_\_

Street	City	State	Zip
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Email: \_\_\_\_\_

**LOCATION ADDRESS:** \_\_\_\_\_  
Street
City
State
Zip

MAP NO.: \_\_\_\_\_

Total Acres: \_\_\_\_\_

# of Acres Farmed: \_\_\_\_\_

# of Acres In Active Forest Management: \_\_\_\_\_

( ) **PROOF OF OWNERSHIP:** Provide proof of ownership or authorization of owner.

( ) **SITE OR PLOT PLAN:** Please attach an accurate site plan, including contour lines to show the slope(s) of the parcel, existing and proposed structures, clearly identify all distances from property lines, septic tanks and drainfields, farm and forest areas, large natural features (i.e. cliffs, streams, ravines, etc.), roads and driveways, easements, wells, water lines, underground utilities, etc.

**PROPOSED BUILDING:**

Type of Construction:

Size of Building:    Length \_\_\_\_\_    Width \_\_\_\_\_    Height \_\_\_\_\_    Area \_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Contractor's License#

**PLEASE ANSWER THE FOLLOWING QUESTIONS:**

1. Is this property classified by the Assessor as farm deferred? (Check one) ☐Yes ☐No  
as forest deferred? (Check one) ☐Yes ☐No
2. Is this property located in an Urban Growth Boundary? (Check one) ☐Yes ☐No

**Note: Agricultural buildings are not allowed inside Urban Growth Boundaries.**

3. Will the proposed structure have any of the following systems\*:

- a) Electrical? (Check one) ☐Yes ☐No
- b) Plumbing? (Check one) ☐Yes ☐No
- c) Mechanical? (Check one) ☐Yes ☐No
- d) Septic? (Check one) ☐Yes ☐No

*\*If you answered yes to any of the above, a separate permit is required.*

4. What is the maximum number of people present in the building at any one time? \_\_\_\_\_
5. Is this structure used by the public at any time? (Check one) ☐Yes ☐No
6. Where will the restroom facilities be provided? \_\_\_\_\_

**PROPOSED QUALIFIED BUILDING EXEMPTION:**

**1. APPLICANTS FOR AGRICULTURAL OR FORESTRY BUILDINGS COMPLETE THE FOLLOWING:**

**a) Check the authorized agricultural or forestry building uses which apply to your proposed building:**

- \_\_\_\_\_ Storage, maintenance or repair of farm or forestry machinery and equipment used on this property
- \_\_\_\_\_ Raising, harvesting and selling of crops or forest products on this property.
- \_\_\_\_\_ Dairying and sale of dairy products produced on this farm.
- \_\_\_\_\_ Other agricultural, forestry, horticultural use or animal husbandry on this property.
- Describe: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**b) Describe your commercial farm or forestry enterprise, size of operation, and annual profit. Be specific.** For farms, provide proof of farm income for the last three (3) years. You need to show a minimum of \$650 Income for the first six acres per year and \$100 per acre above six acres per year. Forestry operations attach a copy of forest deferral proof and your forest management plan.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c) Describe the use of and/or commodities that will be stored in the proposed structure. Be specific.

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d) If the proposed structure is to be used for an indoor marijuana grow, please complete the attached supplemental questionnaire to determine the building occupancy classification of the use and whether the use is eligible for exemption under ORS 455.315(2)(a)&(b).

**2. APPLICANTS FOR EQUINE FACILITIES COMPLETE THE FOLLOWING:**

a) Check the authorized equine facility uses which apply to your proposed building:

- ☐ Stabling or training equines.  
☐ Riding Lessons and training clinics.

b) Describe the equine use of the proposed structure. Be specific.

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**APPLICANT/OWNER CERTIFICATION AND ACKNOWLEDGEMENT:**

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief. I understand that the agricultural, forestry or equine building, must be sited according to minimum setbacks and other zoning requirements of the zoning district in which it is located as indicated on an approved plot plan.

**Inspections to Verify Setbacks and Use:**

I understand that a pre-building inspection will be conducted to verify setbacks and post-occupancy inspection may be made to assure continuing compliance with the agricultural building, forestry building or equine facility use requirements.

**Expiration of Agriculture, Forestry or Equine Building Exemption Certificate:**

This exemption is valid for one (1) year from the date of issuance or \_\_\_\_\_. The County may perform an inspection to determine if the building has been completed within the one year period. If the exempted building is not completed by this date, a new Exemption Certificate or building permit shall be required.

**Conversion to Non-Agricultural, Non-Forestry, or Non-Equine Use:**

I further understand and acknowledge that should the subject building be converted in the future to a non-agricultural, forestry or equine use (i.e. garage, non-agricultural home occupation, etc.) that prior to such conversion a new building permit must be obtained from Columbia County and that failure to do so may result in action to enforce the applicable building codes for such structure and use. An engineer's certification will be required to verify the structural integrity of the building to current code.

**PRE CONSTRUCTION SITE VISIT REQUIRED PRIOR TO ISSUANCE:**

**Applicant to have building location staked out and call 503-397-1501 to schedule the inspection.**

Site visit to be performed on: (date) \_\_\_\_\_ Site visit to be performed by \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**NOTE: RECORDING OF BUILDING PERMIT EXEMPTION COVENANT REQUIRED**

**Prior to Land Development Department final approval of an agricultural, forestry, or equine building exemption and commencement of construction, the "OWNER" shall record the attached Building Permit Exemption Covenant along with the applicable exhibits, pay the required recording fees, and return a copy of the recorded document to Land Development Services.**

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**STATUTORY PROVISIONS**

The following define agricultural, forestry, and equine buildings and contain provisions governing when a structure is exempt from the plan review and permitting requirements of the 2014 Oregon Structural Specialty Code.

**OREGON REVISED STATUTES**

**Note:** Forestry Building exemption rules are incorporated within Agricultural Building exemption rules below

**ORS 455.315** Exemption of agricultural buildings, agricultural grading and equine facilities.

- (1) Nothing in this chapter is intended to authorize the application of a state structural specialty code to any agricultural building, agricultural grading or equine facility.
- (2) As used in this section:

**(a) "Agricultural building" means a structure located on a farm or forest operation and used for:**

- (A) Storage, maintenance or repair of farm or forestry machinery and equipment;
- (B) The raising, harvesting and selling of crops or forest products;
- (C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;
- (D) Dairying and the sale of dairy products; or
- (E) 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.

**(b) "Agricultural building" does not mean:**

- (A) A dwelling;
- (B) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;
- (C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476;
- (D) A structure used by the public; or
- (E) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

(d) **“Equine facility” means** a building located on a farm and used by the farm owner or the public for:

- (A) Stabling or training equines; or
- (B) Riding lessons and training clinics.

(e) **“Equine facility” does not mean:**

- (A) A dwelling;
- (B) A structure in which more than 10 persons are present at any one time;
- (C) A structure regulated by the State Fire Marshal pursuant to ORS Chapter 476; or
- (D) A structure subject to sections 4001 to 4127, Title 42, United States Code (The National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder

**2014 OREGON STRUCTURAL SPECIALTY CODE**  
**APPENDIX C: GROUP U-AGRICULTURAL BUILDINGS**

**CIO1.1 Scope.** Agricultural buildings and equine facilities meeting the parameters of ORS 455.315(1) and (2) are exempt from this code, including submission of plans and permits.

**OREGON ADMINISTRATIVE RULES**

**660-006-0025(3)** The following uses may be allowed outright on forest lands:

(s) An agricultural building, as defined in ORA 455.315, customarily provided in conjunction with farm or forest use. A person may not convert an agricultural building authorized by this section to another use.”

**340-071-0220 Table 1(11): Minimum Separation Distances:**

Foundation lines of any Building or Structure, including Garages and Out Buildings shall be 10 feet from the property's Subsurface Absorption Area (septic drainfield) including Replacement Area.

**LAND DEVELOPMENT SERVICES USE ONLY**

**ZONING:** \_\_\_\_\_

**SETBACKS must be:** Front: \_\_\_\_\_ Side: \_\_\_\_\_ Side: \_\_\_\_\_ Rear: \_\_\_\_\_

**FLOOD PLAIN?** No \_\_\_\_\_ Yes \_\_\_\_\_ : **Map No.:** \_\_\_\_\_ **Flood Zone:** \_\_\_\_\_

**Needs Elevation Certificate?** No \_\_\_\_\_ Yes \_\_\_\_\_ **Maybe** \_\_\_\_\_

**WETLANDS?** No \_\_\_\_\_ Yes \_\_\_\_\_ : **NWI quad map:** \_\_\_\_\_ **Designation:** \_\_\_\_\_

**INSIDE UGB?** No \_\_\_\_\_ Yes \_\_\_\_\_ : **City:** \_\_\_\_\_

**OTHER HAZARDS?** No \_\_\_\_\_ Yes \_\_\_\_\_ : **Describe:** \_\_\_\_\_

**APPROVALS**

**COPY OF RECORDED BUILDING PERMIT EXEMPTION COVENANT RECEIVED ON** \_\_\_\_\_

**PLANNING DEPT.** \_\_\_\_\_ **BUILDING DEPT.** \_\_\_\_\_ **ON-SITE DEPT.** \_\_\_\_\_

**Date Approved** \_\_\_\_\_ **Date Approved** \_\_\_\_\_ **Date Approved** \_\_\_\_\_

**COMMENTS (Planning):** \_\_\_\_\_

**COMMENTS (Building):** \_\_\_\_\_

**COMMENTS (On-Site):** \_\_\_\_\_

**OFFICE USE ONLY**

**Date:** \_\_\_\_\_

**AG-** \_\_\_\_\_

**Amount Paid: \$** \_\_\_\_\_ **Receipt No.:** \_\_\_\_\_ **Check No.:** \_\_\_\_\_ **Cash** ☐ **Credit Card** ☐



BUILDING PERMIT EXEMPTION COVENANT

(Agricultural Building/Forestry Building/Equine Facility)

THIS COVENANT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ (owners) and Columbia County (County) in consideration of the County’s issuance of Agricultural, Forestry or Equine Exemption Approval No. \_\_\_\_\_, which is incorporated herein by this reference, for the placement of a structure on real property located in Columbia County, Oregon. The property is described as follows:

Attach Legal Description as “Attachment A”

Owners do hereby promise and covenant as follows:  
The structure proposed under Agricultural, Forestry or Equine Exemption Approval No. \_\_\_\_\_ located on the real property described above, and generally depicted on the plot plan attached as “Attachment B”, will be used solely as an agricultural building, forestry building or equine facility as defined by ORS 455.315(2)(a) or 455.315(2)(d), respectively (see below).

In farm zones, or land devoted to farm use in a mixed farm/forest zone, this agreement further serves as notice to the owners and all successors in interest that no change in use of the structure shall occur without obtaining the necessary land use approval and building permits from Columbia County.

In forest zones, or land devoted to forest use in mixed farm/forest zone, this agreement further serves as notice to the owners and all successors in interest that an agricultural building authorized by ORS 455.315(2)(a) or 455.315(2)(d) may not be converted to another use, without obtaining the necessary land use approval and building permits from Columbia County.

This covenant will run with the land and is intended to and hereby binds owners, their successors, heirs, assigns and lessees.

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(2) As used in this section:  
(a) “Agricultural building” means a structure located on a farm or forest operation and used for:  
(A) Storage, maintenance or repair of farm or forestry machinery and equipment;  
(B) The raising, harvesting and selling of crops or forest products;  
(C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;  
(D) Dairying and the sale of dairy products; or  
(E) 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.  
(b) "Agricultural building" does not mean:  
(A) A dwelling;  
(B) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;  
(C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476;  
(D) A structure used by the public; or  
(E) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.  
\*\*\*\*\*  
(d) “Equine facility” means a building located on a farm and used by the farm owner or the public for:  
(A) Stabling or training equines; or  
(B) Riding lessons and training clinics.  
(e) “Equine facility” does not mean:  
(A) A dwelling;  
(B) A structure in which more than 10 persons are present at any one time;  
(C) A structure regulated by the State Fire Marshal pursuant to ORS Chapter 476; or  
(D) A structure subject to sections 4001 to 4127, Title 42, United States Code (The National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

In Witness Whereof, the owners have executed this instrument this day of \_\_\_\_\_ 20\_\_\_\_\_

Owner

STATE OF OREGON        )  
Columbia County        ) ss.

Owner

This instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Signature

My Commission Expires On: \_\_\_\_\_

Accepted on \_\_\_\_\_  
Date

By: \_\_\_\_\_  
Columbia County Planning Director

Notary Seal