

When are structural (building) permits required for work on Commercial, Industrial, and/or Multifamily structures?

*****Detached one- and two-family dwellings are considered Residential. Please see handout When Are Permits Required For Residential Structures*****

Most work on commercial, industrial, multifamily, or accessory structures to these types of buildings require a permit.

Before proceeding with any construction, it is always best to check with **Marion County Planning** or **Planning Departments of any Incorporated City** for land use requirements. While Building Inspection may not require a building permit, Planning may require a USE permit. Any structure located in a floodplain requires a development permit through Planning.

Items designated as follows and which do not encroach over subsurface disposal or into required yard setbacks are exempt from permits and fees:

- ❖ Farm Agricultural Building or Equine Facilities exempted in ORS 455.315. Prior To construction, the county must approve the structure as a farm agricultural or equine exempt structure. Application forms are available at our office and online. There is no fee for this application.
- ❖ One-story, detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
- ❖ Fences not over 6 feet high.
- ❖ Oil derricks.
- ❖ Movable cases, counters, racks, fixtures and partitions not over 5 feet 9 inches in height.
- ❖ Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
- ❖ Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- ❖ Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- ❖ Temporary motion picture, television and theater stage sets and scenery.
- ❖ Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
- ❖ Prefabricated swimming pools accessory to a Group R-3 Occupancy that are less than 24 inches deep, so not exceed 5,000 gallons and are installed entirely above ground.
- ❖ Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
- ❖ Platforms, sidewalks and driveways not more than 30 inches above grade, and not over any basement or story below and are not part of an accessible route.
 - ***Note: Driveway and sidewalk permits are required by Marion County Public Works if the driveway or sidewalk encroaches into or connects to the public right-of-way.***

Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above exempted items.

Exemption from these permit requirements shall not be deemed to grant authorization for any work to be done in violation of the provisions of the code or any other laws or ordinances of Marion County.