CITY OF ASHLAND

Acknowledgement Form for Residential Exempt Structures

Exemptions for non-habitable structures outlined in R105.2 of the ORSC are limited to accessory structures to one-and-two family dwellings for uses other than for sleeping or cooking. The height and area limitations of the exempt structures are limited to 15 feet in height, and a 200 square foot footprint. Any plumbing, electrical, or mechanical systems installed that serve the exempt structure are not exempt and require permits and inspections. The installation of a toilet room, or bathroom will require a building permit to verify clearances outlined in R307 are met. The requirement for a building permit to verify clearances for bathrooms will not trigger any structural permitting requirements. If the structure is heated, then SDC's will apply for water and sewer based on the square footage of the heated space.

Thoughtful consideration should be given when considering whether to permit a structure or use the exemption to build the structure without permits and inspection. Converting a non-permitted structure to habitable space requires a building permit and can prove to be very difficult to achieve without additional costs and modifications that sometimes make it unreasonable to do so. In these situations, the burden of proof is placed on the property owner to show that the structure meets the standards of the current adopted building code. Examples of this include structural components such as roof rafters and ceiling joist, headers over window and door openings, adequate brace wall paneling, permanent foundations attached to the structure, insulation, and compliant U-Values for windows and doors.

By signing this form, the applicant acknowledges that the structure was not permitted as a habitable space. The applicant is also aware of the limitations of use of the exempt structure, and the potential difficulty and impracticality of construction modification that may be required if there were ever a proposed change of use in the future that would necessitate a building permit.

X_____   _____

              Signature of Applicant   **Date**