

# YAMHILL COUNTY CODE

## TITLE 10: BUILDING AND DEVELOPMENT REGULATION

### **Chapter 10.10: Yamhill County Building Code Exemptions Code**

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#### LEGISLATIVE HISTORY

**10.10.01 Certain Owner-Built Dwellings and Outbuildings Exempt.** As limited by the remainder of this ordinance, certain owner-built dwellings and outbuildings are exempt from compliance with certain requirements of the Structural Code adopted by the state of Oregon Building Codes division, pursuant to ORS 455.325 to 455.350, in those areas of the county that are outside city limits and outside any recognized urban growth boundary as shown in the county's Comprehensive Plan and Zoning Map.  
[ADOPTED VIA ORDINANCE NO. 722 eff 12/17/02]

**10.10.02 Exemption Applies to Structural Code Only.** This ordinance exempts owner-built dwellings and outbuildings from compliance with certain requirements of the Structural Code only, and all necessary permits, fees, land use permission, plan checks, and inspection provisions still apply; nor is any building of any kind anywhere in the County exempt from those provisions of the Structural Code relating to fire egress, fire retardant, smoke alarms or detectors, maximum bending stress allowed for structural members, or insulation or energy conservation.  
[ADOPTED VIA ORDINANCE NO. 722 eff 12/17/02]

**10.10.03 Inspection.** Following the required inspections by the county building official of the owner-built dwelling or outbuilding the county Department of Planning shall inform the owner-builder in writing of those items which fail to comply with code standards and are exempt from code standards and make that information part of the permanent inspection record on the structures.  
[ADOPTED VIA ORDINANCE NO. 722 eff 12/17/02]

**10.10.04 Notice to Clerk.** An owner-builder of a structure exempted from the structural code under this ordinance shall file a notice with the county clerk who shall make the notice a part of the permanent deed record of the property. That notice shall contain the information provided to the owner-builder under Section 10.10.03 and a

description of the property sufficient if it were contained in a mortgage of the property to give constructive notice of the mortgage under the law of this state.

[ADOPTED VIA ORDINANCE NO. 722 eff 12/17/02]

**10.10.05 Notice to Buyers.** Any person, or that person’s agent, selling an owner-built dwelling or outbuilding exempted from the structural code under this ordinance shall notify each potential buyer of the existence, location and contents of the notice filed under Section 10.10.04 prior to any commitment to purchase the property.

[ADOPTED VIA ORDINANCE NO. 722 eff 12/17/02]

**10.10.06 Definition.** For purposes of this ordinance, “owner-built dwelling and outbuildings” means a single-family residence and adjacent auxiliary structures the components of which, that are exempted from the structural code under this ordinance, are constructed entirely by the owner who intends to occupy the structures or by that owner and friends and relatives of the owner assisting on an unpaid basis.

[ADOPTED VIA ORDINANCE NO. 722 eff 12/17/02]

**10.10.07 Five-Year Limitation.** No person shall receive a building permit for an owner-built dwelling and/or outbuilding more than once every five years.

[ADOPTED VIA ORDINANCE NO. 722 eff 12/17/02]

<b>LEGISLATIVE HISTORY</b>
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Adopted via Ordinance No. 722 on 12/17/2002, effective 12/17/2002