



Farm Agriculture/Equine Building Exemption Request

Lake County Building Department

513 Center Street • Lakeview, OR 97630

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Web: www.lakecountyor.org

Authorized Agricultural Building Exemption: State law (ORS 455.315) allows exemption from the requirement for a building permit and inspections under the Oregon State Structural Specialty Code when the proposed building meets the agricultural-building requirements.

INSTRUCTIONS

Important information: This exemption applies to the structural permit only. You must obtain the appropriate permits if the building includes electrical wiring, mechanical (heating, ventilation, or air conditioning), a boiler, plumbing or septic system.

1. Complete the applicant information and answer each question. Incomplete applications may be returned.
2. Include the legal description of the property where the building is to be constructed and include a to-scale plot plan. (see attached)
3. Provide the building information as appropriate. If the building will be wired, Page 2 of the form must be completed.
4. Sign and date the form.
5. Obtain approval and signature from the Lake County Planning office. If the Lake County Building /Planning Department determines the property is not a farm, is in a flood plane, not zoned appropriately, or denied for any other purpose, you must obtain a structural permit for the proposed structure.

APPROVAL PROCESS

Lake County Building Department will review the Exemption Request and verify if the building you intend to construct meets the requirements for a farm agricultural exemption. The decision will be mailed to you.

APPLICANT INFORMATION

Owner/applicant name: _____ Phone: _____
 E-mail: _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Job site address: _____ Tax lot no.: _____
 City: _____ State: _____ ZIP: _____
 Directions to the site: _____

PROPOSED BUILDING INFORMATION (A plot plan *must* be attached to this application.)

1. Is the subject building located on a farm and used in the operation of the farm? Yes No
 2. Which of the following systems will the proposed structure have?
 Electrical (See Page 3.): Yes No Mechanical: Yes No
 Plumbing: Yes No Septic (DEQ permit required): Yes No
 Boiler: Yes No
- A separate permit is required for each of these five systems.***
3. Will this structure be used by the public at any time? Yes No
 4. What is the proposed maximum number of people (including employees, owners, etc.) that will be in the building at any one time? _____
 5. Where will restroom facility be provided? _____
 6. Check which of the following agricultural-building uses apply to your building:
 - Storage, maintenance, and repair of farm machinery, equipment, and supplies used on this farm.
 - Raising, harvesting, or selling of crops raised on this farm.
 - Feeding, breeding, management, and sale of livestock, poultry, furbearing animals, or honeybees on this farm.
 - Dairying and sale of dairy products produced on this farm.
 - Other agricultural, horticultural, or animal husbandry use.
 - Equine facility: Stabling, training, riding lessons, clinics.
- Describe specific use: _____

I understand that if the subject building is converted to nonagricultural use (e.g., garage, home occupancy, etc.) I must obtain a building permit before the conversion. Failure to obtain appropriate permits may result in action to enforce the applicable building codes for such structure and use. I understand that a post-occupancy inspection may be made to ensure continuing compliance with the agriculture-building requirements.

Signature of owner/authorized agent

Date

Print name

OFFICIAL USE ONLY (Not valid until *all* signatures are received)

Approved Denied

Approved Denied

Print name: Zoning

Signature

Date

Print name: Building official

Signature

Date

Flood hazard area: Yes No

Continue to Page 3

This portion *must* be completed if the building will contain electrical wiring.

1. Will there be a concrete slab either within or immediately adjacent to the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2. Will there be farm animals (poultry excluded) within the building at any time? On the slab?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No
(If the answer to questions 1 and 2 is “yes,” see “A” below. An electrical permit is required before placing concrete.)		
3. Will the building be used for storage of feed, hay, or straw?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will the building be used for major repair of motor vehicle equipment? The National Electrical Code defines major repair as “engine overhauls, painting, body and fender work, and repairs that require draining of the motor vehicle fuel tank.”	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Electrical concerns if an answer to any of the above questions is yes:		
A. If there is a concrete slab either in the building or immediately adjacent, in an area where farm animals will occupy or stand at any time, the animals may be either distressed or killed by current that would not affect humans. The slab is required to have an electrical grounding system. (547.10)		
B. If the building is used for storing feed, hay, or straw, the electrical wiring must be installed in a dustproof manner. [547.5 (C), 547.I (A)]		
C. If the building is used for major repairs of motor vehicle equipment, the electrical wiring may have to meet special wiring requirements. (547.3) (Article 500-501)		
These electrical requirements are not difficult or expensive when incorporated during original building construction. However, they can be expensive to retrofit.		
If the answer to both items 1 and 2 above are “yes,” contact the local electrical inspector or your electrical contractor to determine the requirements for the grounding system in the slab prior to placing the concrete.		
Provide your electrical contractor with a copy of this page or contact the local electrical inspector for specific requirements before beginning electrical work.		

Owner’s signature: _____ Date: _____



PLOT PLAN INSTRUCTIONS

Purpose:

The plot plan is an important aspect of development as it provides a visual evaluation of the project and it is used to determine the impact of multiple factors on the environment and the surrounding neighborhood. The plot plan is part of the official record that will be associated with a property and for this reason, the quality of the document is essential.

Size Requirements For Plot Map:

The map can be drawn on white paper which is either 8 1/2 x 11 or 8 1/2 x 14 inches in size. If another size is used, the applicant must include one copy of 8 1/2 x 11 inches as this will allow the drawing to be included in the Lake County record package.

Helpful Hints:

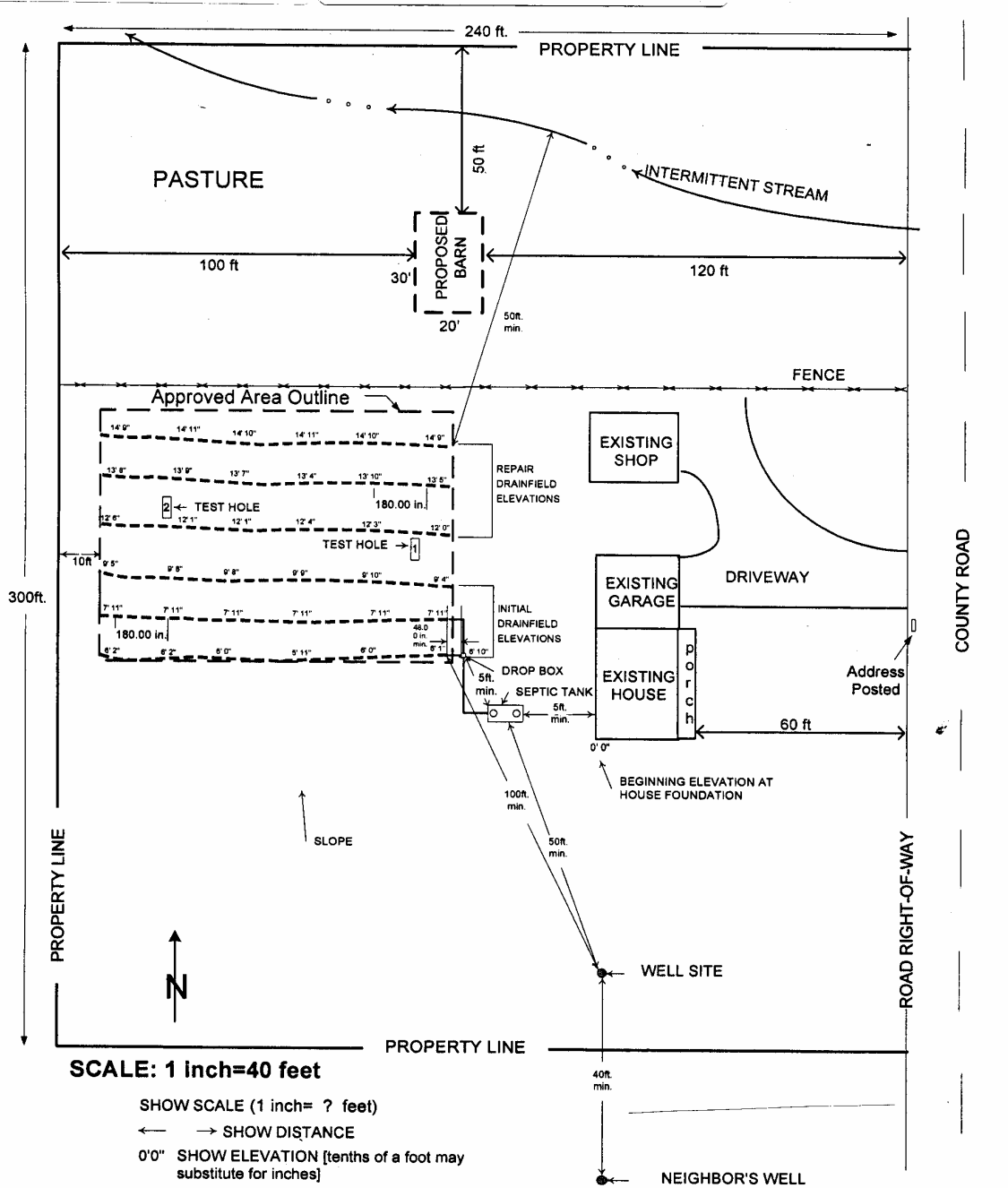
1. Use the Internet to collect preliminary information. <http://www.ormap.org/disclaimer.cfm> will allow you to find the tax assessment map with dimensions of your property. The Google Earth program will allow you to access an aerial photograph of your property. Print off copies of the Internet materials as these will be helpful when composing your plot plan. Visit your local library for Internet access.
2. Visit the site. Bring a clipboard, paper, pencil, camera and tape measure to document the activities of the parcel. Look at the ground level, trees, rock outcroppings or areas that might be susceptible to flooding. Observe and record the location of existing structures, roads, wells, septic and nearest electrical service. Measure and record the distances between the property lines and the existing and proposed structures and facilities.

Prepare the plot plan:

1. A plot plan template is attached with this form. Using a standard ruler, determine which scale will work best for your development. You may decide that 1 inch on the ruler will best represent 50 feet on the paper or for larger projects 1 inch to 100 feet.
2. Add the following items to the plan:
 - The shape and dimensions of your property must be accurately drawn on solid black lines. Label adjacent roads.
 - Label the map with Map Township, Range, Section and Taxlot Number, North Arrow, Scale and Date.
 - Identify the location of existing structures and facilities. Used dashed lines for new construction. Write in setback distances.
 - Show the location and direction of all water courses and drainage ways (such as intermittent streams, creeks, irrigation canals, etc) as well as the 100-year floodplain, if applicable.
 - Identify the location of sewage disposal systems, well or public water connections, electrical service.
 - Identify the location of the address sign. If an address has not been assigned, show where sign will be located.



PLOT PLAN EXAMPLE



Township 39, Range 16E, Section 13BA, Tax Lot 2300 Assessment Account 122345

Address _____ Permit No. _____



PLOT PLAN TEMPLATE

[Large empty rectangular area for drawing the plot plan]

NOTE: USE THE INFORMATION ON PAGES 1 AND 2 TO CREATE THIS PLOT PLAN

DATE: _____

Township _____, Range _____, Section _____, Tax Lot _____ Assessment Account _____ **N**

Address _____ Permit _____ Scale 1 inch = _____ Feet