

# Building Code

Any change in farm use for recreational purposes involving farm structures, or construction of additional structures to benefit recreational guests, would likely involve building code compliance issues. New construction on farm use is quite restricted and you will need to carefully examine the issues of any proposed new facilities. Contact your county building codes office for any of the following.

1. A change in the use of an existing farm building requires the building to conform to the use or occupancy according to the State Building Code. Houses changed from single family dwelling to multifamily lodging or Bed & Breakfast must be brought to the code standards for the new use. The same would apply to existing farm buildings that may have been constructed as exempt farm structures. If used for public occupancy, the building would have to conform to the code standards for its new use. Construction or alteration would require a building permit from your county building codes office.
2. Structures that are for public use may have to comply with the accessibility standards for the Americans with Disabilities Act and possibly with the Fair Housing Act and Oregon laws. ORS 447.220 states that:  
It is the purpose of (state law) to make affected buildings, including but not limited to, commercial facilities, public accommodations, private entities, private membership clubs and churches in the state accessible to and usable by persons with disabilities, as provided in the Americans with Disabilities Act, and to make covered multifamily dwellings in the state accessible to and usable by all persons with disabilities, as provided in the Fair Housing Act.
3. Modification of the electrical system in any structure that would be subject to rental to the public, or could be classified as a commercial structure, would have to be wired by a licensed electrician.
4. Recreational parks are regulated by the Health Division and the Building Codes Division. These requirements (ORS 446.310 to 446.350). Such facilities include day-use picnic areas as well as sites for camping use (OAR 333-31-0000). A license to operate is required from the Oregon Health Division or local county health department (see page 32).
5. Activities under the category of an amusement ride would have to be operated under a valid amusement ride operation permit. This would include rides on or within a flow perimeter or structure, along cables, rails or ground. It would not include hayrides, sleigh rides, etc.
6. Pressure vessels, such as antique steam farm equipment, small steam operated trains, or air compressor tanks that are not used solely for agricultural purposes, exceeding five cubic feet in volume and 150 pounds pressure, are required to have a valid inspection and permit.
7. State law (ORS 479.255(1)) requires that an approved and properly functioning smoke detector be installed in every hotel guest room.

**CONTACT:** Oregon Department of Consumer and Business Services  
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