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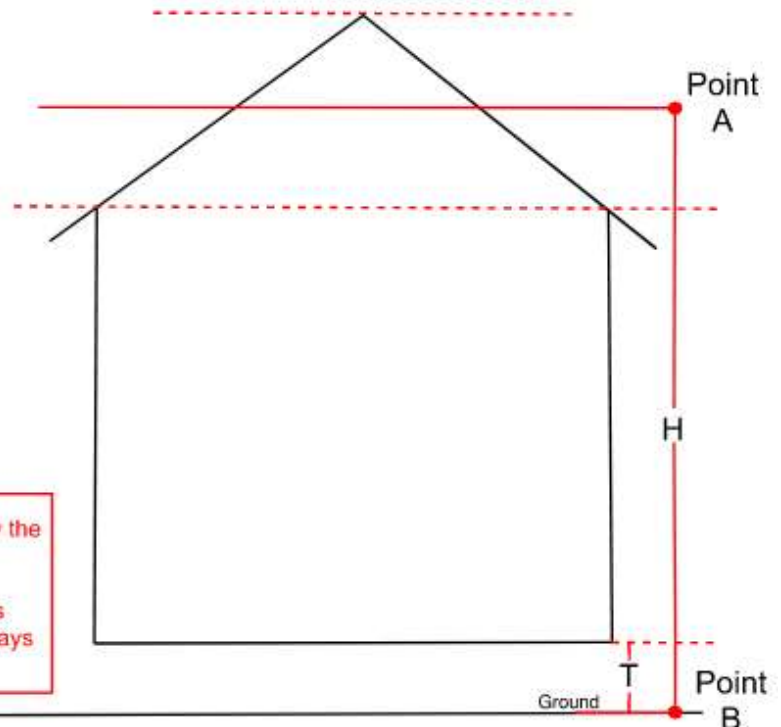
SHEDS EXEMPT FROM A BUILDING PERMIT

As per the current Oregon Residential Specialty Code (ORSC), a shed must meet these requirements to be exempt from a building permit:

- 200 square feet or less
- Less than 15 feet in height (Point A to Point B)
- Must be nonhabitable
(Nonhabitable accessory structures include, but are not limited to; garages, carports, storage sheds, tool sheds and garden structures)
- One-story
- Detached (free standing) structure

Any electrical, plumbing, or mechanical added to the shed require permits.

These measurements are per the ORSC. They are written by the State and enforced by the Building Division. The Planning Division enforces the Municipal Code (local code). Planning regulates setbacks, lot coverage, height, etc. Building heights are measured differently between the codes. You should always check with them before constructing any type of structure.



H = 15 feet measured from *grade plane* (Point B) to the average height of the highest roof surface (Point A). (ORSC).

The Oregon Residential Specialty Code (ORSC) defines grade plane as:

GRADE PLANE. A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building between the structure and a point 6 feet (1829 mm) from the building.

T = If this measurement is over 30", permits may apply for stairs, guardrails, handrails, etc.