

## APPENDIX C

# GROUP U - AGRICULTURAL BUILDINGS

Adopted by the State of Oregon

### SECTION C101 GENERAL

**C101.1 Scope.** This division applies to nonfarm agricultural buildings. Nonfarm agricultural buildings may be classified by the building official as Group U occupancies as specified in Section 312.

**C101.2 Definitions.** For the purpose of this chapter, certain terms are defined as follows:

**FARM.** Land used for the primary purpose of the raising, harvesting and selling of crops or by the feeding, breeding, management and sale of, or produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. "Farm use" includes the preparation and storage of products raised on such farm for human use and animal use and disposal by marketing or otherwise.

**FARM AGRICULTURAL BUILDINGS.** Exempt from this code as provided in ORS 455.315(1) and (2).

ORS 455.315(1) and (2) are not a part of this code but are reproduced here for the reader's convenience:

455.315 Exemption of agricultural buildings and equine facilities.

(1) Nothing in this chapter is intended to authorize the application of a state structural specialty code to any agricultural building or equine facility.

(2) As used in this section:

(a) "Agricultural building" means a structure located on a farm and used in the operation of the farm for:

(A) Storage, maintenance or repair of farm machinery and equipment;

(B) The raising, harvesting and selling of crops;

(C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;

(D) Dairying and the sale of dairy products; or

(E) Any other agricultural or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use and disposal by marketing or otherwise.

(b) "Agricultural building" does not include:

(A) A dwelling;

(B) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;

(C) A structure regulated by the state fire marshal pursuant to ORS Chapter 476;

(D) A structure used by the public; or

(E) A structure subject to Sections 4001 to 4127, Title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

(c) "Equine facility" means a building located on a farm and used by the farm owner or the public for:

(A) Stabling or training equines; or

(B) Riding lessons and training clinics.

(d) "Equine facility" does not include:

(A) A dwelling;

(B) A structure in which more than 10 persons are present at any one time;

(C) A structure regulated by the state fire marshal pursuant to ORS Chapter 476; or

(D) A structure subject to Sections 4001 to 4127, Title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

**C101.3 Exemption of farm agricultural buildings from structural specialty code.** Plans are not required to be submitted and permits will not be required on farm agricultural buildings.

When the owner, agent or building of such a farm agricultural building submits plans for review and asks for inspection, such applicant shall pay the fees provided in this code and shall design the structure using requirements as specified in Chapters 16, 18, 19, 20, 21, 22 and 23 of this code.

### SECTION C102 ALLOWABLE HEIGHT AND AREA

**C102.1 General.** Buildings classified as Group U Agricultural shall not exceed the area or height limits specified in Table C102.1.

**C102.2 One-story unlimited area.** The area of a one-story Group U agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

**C102.3 Two-story unlimited area.** The area of a two-story Group U agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width and is provided with an approved automatic sprinkler system throughout in accordance with Section 903.3.1.1.

**TABLE C102.1  
BASIC ALLOWABLE AREA FOR A GROUP U, ONE STORY IN HEIGHT AND MAXIMUM HEIGHT OF SUCH OCCUPANCY**

I		II		III and IV		V	
A	B	A	B	III A and IV	III B	A	B
<b>ALLOWABLE AREA (square feet)<sup>a</sup></b>							
Unlimited	60,000	27,100	18,000	27,100	18,000	21,100	12,000
<b>MAXIMUM HEIGHT IN STORIES</b>							
Unlimited	12	4	2	4	2	3	2
<b>MAXIMUM HEIGHT IN FEET</b>							
Unlimited	160	65	55	65	55	50	40

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

a. See Section C102 for unlimited area under certain conditions.

### SECTION C103 MIXED OCCUPANCIES

**C103.1 Mixed occupancies.** Mixed occupancies shall be protected in accordance with Chapter 3.

### SECTION C104 EXITS

**C104.1 Exit facilities.** Exits shall be provided in accordance with Chapters 10 and 11.

**Exceptions:**

1. The maximum travel distance from any point in the building to an approved exit shall not exceed 300 feet (91 440 mm).

On~~2~~.exit is required for each 15,000 square feet (1393.5 m<sup>2</sup>) of area or fraction thereof.