



21-01: Carports Under 200 sf attached to a dwelling. 2021 ORSC 105.2, Work exempt from building permit

QUESTION: Does a carport under 200sf attached on one side to a structure require a building permit? How is the size measured? How close to a property line can they be?

RESPONSE: The Oregon Residential Specialty Code makes a distinction between Patio Covers and Carports in determining whether a building permit is required when supported by an exterior building wall. A Patio Cover, defined as used only for recreational, outdoor living purposes are exempt from a building permit when not over 200 square feet and supported by an exterior building wall.

BDS will grant an allowance for a carport to also be exempt from building permit when not over 200 square feet and supported by an exterior building wall provided it is not within 3 feet of the property line. If an attached carport is within 3 feet of the property line, fire protection at the exterior wall shall be provided in accordance with R302.1 and a building permit is required.

How to measure the 200 sf? Measure the usable area under the roof from the drip line, not the posts.

Note: Although a building permit is not required for attached carports meeting these requirements, a zoning permit is required. Zoning requirements for setbacks from property lines and building coverage limitations on the lot apply, as well as other limitations on the location and size of legal parking areas and garages/carports. Setbacks for a structure are generally 5 to 10 feet from property lines. Please check your zoning allowances by calling the Zoning Information Line at 503-823-7526.

Effective Date	Significant Changes	Employee Name
12/5/19	Implementation	Terry Whitehill
05/17/21	Edits	Natalie Didion