BOD 21-01: Carports Under 200 sf

2023 ORSC 105.2, Work exempt from permit

QUESTION 1: Does a carport under 200 square feet require a building permit, even when it's attached to a structure? How close can it be to a property line?

RESPONSE 2: The Oregon Residential Specialty Code (ORSC) does not require a building permit for non-habitable detached one-story accessory structures with a building area 200 square feet or less. Detached carports are explicitly identified in the definition of "accessory structure" and are exempt from building permit.

"Patio covers" are also exempt from a building permit when they are 200 square feet or less and not closer than 3 feet to lot lines. The patio cover may be attached or detached, and still not require a building permit if it meets the size and location requirement.

Although carports are explicitly excluded from the uses allowed for patio covers, the City of Portland will grant an allowance for an attached carport to be exempt provided it is not within 3 feet of the property line or over 200 square feet. 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.

QUESTION 2: How is the 200 square feet measured?

RESPONSE 2: The 200 square feet is the usable area under the roof, measured at the drip line, not the area bounded by the posts.

Note: Although a building permit is not required for attached carports meeting these requirements, the work must still be constructed to the provisions of the building code. Carports require a zoning permit regardless of size when a building permit is not 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. Carports must be located 18 feet from a street property line and generally not closer to the street than the house. Setbacks for a structure are generally 5 to 10 feet from other property lines. Please check your zoning allowances by calling the Zoning Information Line at 503-823-7300 or scheduling a 15-Minute Question Appointment with a City Planner.

Effective Date	Significant Changes	Employee Name
12/5/19	Implementation	T. Whitehill
05/17/21	Edits	N. Didion
03/08/24	Update for 2023 ORSC exemption language	M. Rozzell