

# Detached Nonhabitable Accessory Structures

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**Code reference:** 2023 Oregon Residential Specialty Code (ORSC)—Section R105.2  
**Date:** Issued—2003  
Last updated—Oct. 1, 2023  
**Subject:** Detached nonhabitable accessory structures and building permit exemption

## Questions/Answers:

Is a heated, detached accessory structure not more than 200 square feet in floor area, with an average roof height of 15 feet or less automatically considered a “habitable” structure due to being heated/conditioned, and, therefore, not possibly exempt from building permit under Section R105.2, Item 1?

## Analysis:

A detached accessory structure that is incidental to the main dwelling unit, does not have a living room, dining room, kitchen, bedroom or any combination of these types of rooms, and meets the size requirements in Section R105.2, Item 1, would be considered a "nonhabitable accessory structure," whether it is conditioned/heated.

This structure would be exempt from a structural/building permit under ORSC Section R105.2 Item 1. The exemption from a structural/building permit would not negate other required permits when they are applicable. Electrical, mechanical, and plumbing permits would be required for any electrical, heating/cooling and plumbing systems where installed.

## Contact:

Visit the division website to [contact a building code specialist](#).