

# Definitions of Structure Types

TYPE OF CONTRACTOR	TYPE OF STRUCTURE	STATUTE DEFINITION	EXAMPLES	
Residential	<b>Residential Structure</b> <b>ORS 701.005</b>	<p><b>(15) “Residential structure”:</b></p> <p><b>(a) Means:</b></p> <p>(A) A residence that is a site-built home;</p> <p>(B) A structure that contains one or more dwelling units and is four stories or less above grade;</p> <p>(C) A condominium, rental residential unit or other residential dwelling unit that is part of a larger structure, if the property interest in the unit is separate from the property interest in the larger structure;</p> <p>(D) A modular home constructed off-site;</p> <p>(E) A manufactured dwelling; or</p> <p>(F) A floating home as defined in ORS 830.700.</p> <p><b>(b) Does not mean:</b></p> <p>(A) Subject to paragraph (a)(C) of this subsection, a structure that contains both residential and nonresidential units;</p> <p>(B) Transient lodging;</p> <p>(C) A residential school or residence hall;</p> <p>(D) A state or local correctional facility other than a local facility for persons enrolled in work release programs maintained under ORS 144.460;</p> <p>(E) A youth correction facility as defined in ORS 420.005;</p> <p>(F) A youth care center operated by a county juvenile department under administrative control of a juvenile court pursuant to ORS 420.855 to 420.885;</p> <p>(G) A detention facility as defined in ORS 419A.004;</p> <p>(H) A nursing home;</p> <p>(I) A hospital; or</p> <p>(J) A place constructed primarily for recreational activities.</p> <p><b>(19) “Zero-lot-line dwelling”</b> means a single-family dwelling unit constructed in a group of attached units in which:</p> <p>(a) Each attached unit extends from foundation to roof with open space on two sides; and</p> <p>(b) Each dwelling unit is separated by a property line.</p>	<p><b>(15)(a) Means:</b></p> <ul style="list-style-type: none"> <li>• Single-family residence</li> <li>• Apartment Complex or Condos 4 stories or less.</li> <li>• Individual Units in a high rise building.</li> </ul> <p><b>(15)(b) Does not mean:</b></p> <ul style="list-style-type: none"> <li>• Motels/Hotels</li> <li>• Dormitories</li> <li>• Prisons/jails</li>   <li>• Summer camps</li> <li>• Row houses</li> </ul>	
	Commercial	<b>Small Commercial Structure</b> <b>ORS 701.005</b>	<p><b>(17) “Small commercial structure” means:</b></p> <p>(a) A nonresidential structure that has a ground area of 10,000 square feet or less, including exterior walls, and a height of not more than 20 feet from the top surface of the lowest flooring to the highest interior overhead finish of the structure;</p> <p>(b) A nonresidential leasehold, rental unit or other unit that is part of a larger structure, if the unit has a ground area of 12,000 square feet or less, excluding exterior walls, and a height of not more than 20 feet from the top surface of the lowest flooring to the highest interior overhead finish of the unit; or</p> <p>(c) A nonresidential structure of any size for which the contract price of all construction contractor work to be performed on the structure as part of a construction project does not total more than \$250,000.</p>	<p>(a):</p> <ul style="list-style-type: none"> <li>• 7-11 stores</li> <li>• Gas stations</li> <li>• Fast food restaurants</li> </ul> <p>(b):</p> <ul style="list-style-type: none"> <li>• Tenant space in malls</li> </ul> <p>(c):</p> <ul style="list-style-type: none"> <li>• Under \$250,000 construction projects</li> </ul>
		<b>Large Commercial Structure</b> <b>ORS 701.005</b>	<p><b>(11) “Large commercial structure”</b> means a structure that is not a residential structure or small commercial structure.</p>	<ul style="list-style-type: none"> <li>• Apartment Complex or Condos more than 4 stories</li> <li>• Hospitals</li> <li>• Parking Garages</li> <li>• Shopping Malls</li> <li>• Manufacturing Facilities</li> </ul>