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PUBLIC HEALTH DIVISION INFORMATION BULLETIN



INTERPRETATION MANUAL:

RECREATION PARK / LICENSING / PARK MODELS / CAMPING CABINS / CABINS / YURTS

QUESTION:

Under what criteria should a park model/ camping cabin/cabin/yurt be licensed and which type of license should be issued.

DEFINITIONS:

“Cabin” in a recreation park is a structure on a permanent foundation with water, sewer and electric provided. Usually it is more extensively furnished with mattresses and kitchen facilities. These must meet the BCD specialty codes applicable to the construction.

“Camping Cabin” means a small usually wooden cabin that is more substantial than a tent and tent platform, but is not a “building” per building codes. Many do not have a permanent foundation. They are not provided with water and sewer, but may have electricity for lighting and a smoke detector. They are primitive and do not have bedding or kitchen equipment and utensils.

“Park Model” means an RV that is usually removed from its wheels and permanently attached to water, electric, and sewer. Many look more like a mini manufactured home than a camping trailer. They are typically provided with furniture, mattresses, a kitchen and bathroom. These have to meet the Building Code Division standards for recreational vehicles.

“Yurt” means a round tent-like structure. They can be little more than a tent structure on a tent platform. Often they are more permanently constructed with water, sewer, bathrooms, kitchen furniture, mattresses and kitchen equipment.

BACKGROUND:

In recent years, we are increasingly being asked to deal with park models; cabins; camping cabins; and yurts that have been placed in licensed recreation parks. This interpretation is to clarify when the above noted units can be placed under the existing RV park license and when they differ to the point where they must be licensed as a traveler’s accommodation.

The recreation park rules were designed to license and regulate the parks being used by camping vehicles and tents. Over time the industry has brought out more advanced equipment for placement in parks. The rules cover the park itself, not these camping units and cabins. Over time there has developed a need to inspect and license some of these units being rented to the public more like a Traveler’s Accommodation. These units may have bathrooms, kitchens, carpeting, furniture, bedding, water and sewer.

GUIDANCE/ INTERPRETATION:

The terms "park model" and "cabin" refers to living units having mattresses, running water, sewer and electricity. For all practical purposes, they could be interchangeable with a hotel or motel room. While some have showers and kitchens, this is not a necessary part of their description. A "yurt," with many of the same amenities, would be included in this group.

For purposes of this guidance we will refer to these as "**lodging units.**"

The basic determining factor in making a licensing decision for these structures is the role of the RV park operator (or owner).

1) An RV park operator adds 1 or more "lodging units" to his existing operation. The purpose of the additional units is to rent them out on a short term basis.

With the "lodging units," the operator would be required to obtain a tourist accommodation license (in addition to his existing RV park license).

2) In an RV park, as above, everything is the same except the "lodging units" are owned by park users who have rented (on either a short term or long term lease) space in the park and are now renting out their units.

a. If the park operator is the rental agent, the park operator would be expected to obtain a tourist accommodation license in addition to his RV park license.

b. If each "lodging unit" owner is responsible to handle all aspects of the rental, no additional license is required for the park operator.

The other classes of structures often seen in recreation parks are primitive in nature with no bedding provided and no water or sewer provided, but they may have electricity. These are the primitive "yurts" or "camping cabins." Often these buildings are "temporary" or "mobile" and do not fall under regulation of the building codes.

If these facilities are provided, they are little more than fancy tent platforms. These may be provided and used under the existing Recreation Park license. No additional license is needed.

Inspection of these is minimal, looking for general maintenance and upkeep. Laundering and upkeep of bedding, utensil washing, and cooking equipment upkeep and cleaning are **not** part of the services or inspection. Water and sewer services are **not within the unit.**

The park may rent camping equipment separately, but it is not part of the unit rental.