Before the Board of Supervisors
County of Placer, State of California

In the matter of:

AN ORDINANCE REPEALING AND RE-ENACTING PLACER COUNTY CODE, CHAPTER 15, ARTICLE 15.04 RELATING TO ADOPTION OF THE 2010 CALIFORNIA BUILDING STANDARDS CODE AS MANDATED BY STATE LAW, WITH FINDINGS TO AUTHORIZE AND ENACTMENT OFLOCAL CODE MODIFICATIONS AND REQUIREMENTS.

Ord. No.: _____
FIRST READING: 11-23-2010
SECOND READING: _____

The following **Ordinance** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

_____

Chairman, Board of Supervisors

Attest:
Clerk of said Board

_____
Ann Holman

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY DOES ORDAIN AS FOLLOWS:

Section 1. Article 15.04 of Chapter 15 of the Placer County Code is hereby repealed in

its entirety.

Section 2. The Board adopts the following findings pursuant to Health & Safety Code sections 17958.5 and 17958.7 in order to authorize location modifications to the California Building Standards Code:

1. The Board finds that modifications or changes to the California Building Standards Code are reasonably necessary because of local climatic, geological or topographical conditions.

2. The Board has identified certain changes to the California Building Standards Code, which are necessary for the preservation of the public health and safety and welfare due to, the unique local climatic, geological and topographical conditions found within Placer County

3. Specifically, the County of Placer encompasses a variety of climactic zones and elevations from near sea level to over 10,000 feet in elevation, including some of the heaviest snowfall areas in the United States, all of which gives rise to the need for a variety of building requirements especially applicable to the need of each zone.

4. The County of Placer contains a diversity of soils types, geologic structures and geomorphologic conditions that can affect the need for special building and testing requirements for structures in different parts of the County.

5. The terrain of Placer County varies from nearly level farmland in the West to extremely steep mountains in the East with numerous rivers and streams flowing through the County that create differing impediments to public safety access to areas of the County that may be inhabited.

6. The Board concludes that the foregoing findings are complete and adequate pursuant to Health and Safety Code section 17958.7 (a) for the purposes of approving the County's amendments to the California Building Standards Code, which amendments are attached.

Section 3. Article 15.04 of the Placer County Code is hereby reenacted as described as attached.

Section 4. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.

Article 15.04

BUILDING AND CONSTRUCTION CODES ADOPTED

Sections:

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15.04.200	Electrical Code adopted.
15.04.210	Temporary power.
15.04.300	Mechanical Code adopted.
15.04.400	Plumbing Code adopted.
15.04.410	Plumbing Code amended.
15.04.420	Plumbing requirements in snow areas.
15.04.500	Energy Code adopted.
15.04.600	Historical Building Code adopted.
15.04.700	Fire Code adopted.
15.04.710	Fire Code amended.
15.04.750	Solar photovoltaic systems installations.
15.04.800	Existing Building Code adopted.
15.04.900	CALGreen Code adopted.
15.04.950	California Reference Standards Code adopted.
15.04.960	Codes and Standards adopted as reference.

15.04.010 Purpose and authority.

The purpose of this Ordinance is to adopt by reference the 2010 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, subject to the definitions, clarifications, and the amendments set forth in this Ordinance. The purpose of this Ordinance is also to provide minimum requirements and standards for the protection of the public safety, health, property and welfare of the County of Placer. This Ordinance is adopted under the authority of Government Code Section 50022.2 and Health and Safety Code Section 18941.5.

15.04.020 Application.

This Article shall be the exclusive source of regulations for all new construction and any alterations, repairs, relocations, or reconstruction of any building or any portion thereof including any electrical, mechanical, gas, plumbing, or fire protection equipment installed on any property or used on or within any building.

15.04.030 Conflicts with other laws or rules.

In the event of any conflict between this Article and any law, rule or regulation of the State of California, that requirement which establishes the higher standard of safety shall govern. Failure to comply with such standard of safety shall be a violation of this Article.

15.04.040 Compliance by special districts.

Each special district within the County of Placer with an elected governing board, including, but not limited to, districts, cemetery districts, recreation and park districts, utility districts, and sanitary districts, shall comply with all California Industry Codes as heretofore or hereafter adopted by ordinance of the Placer County Board of Supervisors; provided however, that each such special district is at its option delegated full authority to enforce each such code for its own projects without obtaining a permit from, paying fees to, or obtaining inspections by the Building Service Division of the County of Placer. Special districts which require that the County enforce the California Industry Codes shall pay the normal fees. (Ord. 5200-B (part), 2002: prior code § 4.5)

15.04.050 Building permits during construction of subdivision improvements.

A. No building permit shall be issued within a recorded subdivision or planned unit development until such time as all improvements required by the agreement between the County and the subdivider have been completed and accepted by the County, except that building permits may be issued prior to the acceptance of the improvements by the County as provided in this section.

B. For projects at or below the elevation of five thousand (5,000) feet, once the permit applications have met all other requirements for permit issuance, building permits with a restriction on non-occupancy of the structure may be issued by the Building Service Division if the following conditions are met as determined by the Engineering and Surveying Department:

1. The final map of the subdivision or planned unit development has been approved by the Board of Supervisors and duly recorded;
2. All pad grading required by the County has been completed;
3. Roads serving the building lot have been paved;

4. All underground utilities are installed to the lot lines;
5. Utility systems have passed all required tests;
6. The subdivision developer, the contractor responsible for constructing the subdivision improvements and the owner of record of the lot if title has been transferred from the subdivider, have each executed a release to the satisfaction of the County specifically authorizing the issuance of a building permit. The release shall hold the County, the serving fire entity and utility companies harmless from any and all liability from damages or losses resulting from early permit issuance. The release shall also provide that the County will hold the subdivision developer responsible for all improvements regardless of the presence of house contractors, material suppliers, tradesmen, or public in the subdivision. The release shall also hold the County harmless in the event that the subdivision improvements are not completed and the construction of the home or other structure is delayed and/or prohibited;
7. The locations of all structures and any required setbacks have been certified by a licensed surveyor and have been submitted to the County.

C. For projects above the elevation of five thousand (5,000) feet, once the permit applications have met all other requirements for permit issuance, building permits, with a restriction that no construction beyond the foundation level will be issued by the Building Service Division if the following conditions are met as determined by the Engineering and Surveying Department:

1. The final map of the subdivision or planned unit development has been approved by the Board of Supervisors and duly recorded;
2. All pad grading required by the County has been completed;
3. Roads serving the building lot and firefighting water service have been constructed to a standard approved by the serving Fire District and the County;
4. The subdivision developer, the contractor responsible for constructing the subdivision improvements and the owner of record of the lot if title has been transferred from the subdivider, have each executed a release to the satisfaction of the County specifically authorizing the issuance of a building permit. The release shall hold the County, the serving fire entity and utility companies harmless from any and all liability from damages or losses resulting from early permit issuance. The release shall also provide that the County will hold the subdivision developer responsible for all improvements regardless of the presence of house contractors, material suppliers, tradesmen, or public in the subdivision. The release shall also hold the County harmless in the event that the subdivision improvements are not completed and the construction of the home or other structure is delayed and/or prohibited;
5. The locations of all structures and any required setbacks have been certified by a licensed surveyor and have been submitted to the County;
6. Security in the form of cash, certificate of deposit, or letter of credit (the latter two to be in a form acceptable to the County) shall be deposited with the County. This security shall be in an amount equal to one hundred twenty-five (125) percent of the value of the unfinished infrastructure required under the subdivision agreement for the project. The amount of the deposit shall be based on an estimate prepared by a registered civil engineer and approved by the Community Development Resource Agency. The final amount shall be determined solely by the Community Development Resource Agency. An additional agreement shall be entered into between the County and the subdivider (and the property owner if a lot has been sold) to establish the terms of the release of any deposits required under this section;

7. The Building Service Division shall have approved a complete set of building plans;
8. The local serving Fire District shall indicate, in writing, that it is satisfied with the provisions for fire protection.

Each permit issued under this subsection shall contain the following note: "It is expressly understood that no construction except the foundation of the structure will be permitted until all of the conditions of approval relating to the subdivision shall have been met." A processing fee, payable to the Engineering and Surveying Department, shall be charged for preparing documents and processing permits under this subsection ("high elevation processing fee".) The high elevation processing fee shall be in addition to any other required fees as prescribed in the Engineering and Surveying Department fee schedule.

D. For the construction of model homes at all elevations, building permits that have met all other requirements for permit issuance may be issued by the Building Service Division provided the following conditions are met as determined by the Engineering and Surveying Department. Model home permits will be conditionally issued with a restriction on non-occupancy of the structure.

1. Conditions of subsections B.1, B.2, B.6 and B.7 of this section have been satisfied;
2. All underground utility crossings within roadways have been installed and waterlines and fire hydrants serving proposed model construction have been installed to the satisfaction of the serving fire protection entity or the developer can provide written evidence from the serving fire protection entity that adequate fire protection can be provided for the model homes;
3. Developer agrees in writing to remove landscaping and level the multipurpose easement to sidewalk grade at developer's own expense as required by the utility companies prior to utility trenching operations;
4. Developer agrees in writing not to convey title to model homes for occupancy prior to utilities and improvements being fully installed and accepted;
5. Developer agrees in writing that a model home shall not be used for offices nor will public foot traffic be allowed through such homes until a "temporary certificate of occupancy" has been issued by the Building Service Division, and, further, that before a model home can be used for residence purposes a permanent certificate of occupancy must be obtained;
6. Developer agrees in writing that model homes shall not be connected to sewer laterals until all required sewer line testing has been completed;
7. Until such time as the utilities are installed and passed to the lot lines, developer shall provide written evidence that the County has been named as an additional insured on the developer's liability insurance in an amount to be determined.

E. Building permits issued under subsection B or C of this section shall be limited to twenty (20) percent of the total number of lots in a subdivision or phase for projects of twenty (20) or more lots. For subdivisions of less than twenty (20) lots, the maximum number of permits under subsection B or C of this section shall be limited to four. The maximum number of model home building permits issued under subsection D of this section for each unit of a subdivision shall equal ten (10) percent of the number of lots shown on the final map of the unit or a total of fifteen (15) building permits, whichever is less; except that for subdivisions having less than thirty (30) lots the maximum number of model permits will be three. A computed fractional number will be rounded to the next whole number.

F. For all permits issued under subsection B or C of this section, no certificate of occupancy may be issued until the subdivision improvements are accepted by the County and the final inspection of the structure(s) is completed. Each permit issued pursuant to the provisions of subsection B or C of this section shall contain the following note: "Certificate of Occupancy shall not be issued until all subdivision improvements have been approved by the Board of Supervisors and other agencies involved. No occupancy is allowed until such approvals are given."

G. The conditions contained in this section may be applied to subdivision phases as approved by the County Planning Commission. (Ord. 5373-B (part), 2005; Ord. 5200-B (part), 2002: Ord. 5043-B § 1, 2000: prior code § 4.21)

15.04.090 Building Code Board of Appeals.

A. Composition; Appointment

The Board of Appeals shall consist of nine members, not officials of the County, who are qualified by experience and training to pass upon matters pertaining to building construction. Two members of the board shall be physically disabled persons and two members shall be Fire Officials or Fire Marshals in the County. The Chief Building Official or his designee shall be an ex-officio non-voting member. The Board shall be appointed by the Board of Supervisors.

B. Terms of Office; Removal of Members; Filling Vacancies

For non-disabled members the term of office shall be four (4) years and until the first appointment and qualification of his successor. The first members of the Board shall classify themselves by lot so that the terms of office of two (2) members is two (2) years and of three (3) members four (4) years. For disabled and Fire Official members: the terms of office shall be four (4) years and until the first appointment and qualification of his successor. The first members representing each group shall classify themselves by lot so that the term of office of one member is two (2) years and of the other member four (4) years. Any member, even though he/she serves for a term, may be removed by the appointing authority without cause. A vacancy is filled only for the unexpired term.

C. Compensation of Members; Traveling Expenses

All members of the Board shall serve without compensation. The members of the Board shall receive their actual and necessary travel expenses to and from the place of meeting of the Board and while traveling in connection with the business of the Board.

D. Powers and Duties

The Board of Appeals shall:

1. Hear and determine appeals from Code interpretations of the Chief Building Official or his/her assignee. Determination of appeal by Board of Appeals is final.

2. Have the authority to determine the suitability of, and authorize the substitution of, materials and types of construction equipment to those specified by this Article and the State Housing Law on a project specific basis. Determination of appeal by Board of Appeals is final.

3. Act as an advisory body to the Board of Supervisors on all matters pertaining to the construction industry.

4. Promulgate reasonable rules and regulations for conducting its hearings and meetings.

15.04.095 Appeals.

Appeals of decisions of the Chief Building Official shall be made to the Building Service Division on forms provided by them and shall be accompanied by a non-refundable fee as required by the Building Service Division fee schedule. All appeals shall be filed within thirty (30) days of the date of the decision of the Chief Building Official.

15.04.100 Adoption of California Building Codes.

The following publications are hereby adopted by reference and incorporated in this Article, except as expressly amended or superseded by the provisions of this Article. The 2010 triennial edition of Title 24, California Code of Regulations (CCR) consisting of the following parts:

Part 2 - California Building Code, Part 2.5 - California Residential Building Code, Part 3 - California Electrical Code, Part 4 - California Mechanical Code, Part 5 - California Plumbing Code, Part 6 - California Energy Code, Part 8 - California Historical Building Code, Part 9 - California Fire Code, Part 10 - California Existing Building Code, Part 11 - California Green Building Standards Code (*CALGreen Code*), Part 12 – Reference Standards Code.

15.04.110 Building Code adopted.

California Building Code, 2010 Edition Volumes 1 & 2, based on the 2009 International Building Code including, the administrative provisions in Chapter 1, Division II and among the Appendices, Appendix C Group U - Agricultural Buildings and Appendix J - Grading, as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 2.

15.04.120 Building Code amended.

The California Building Code adopted in Section 15.04.110 is modified, amended and/or supplemented as follows:

15.04.121 Violations.

Chapter 1 Section 114 - Violations. Section 114.1, Replace with the following:

A. When any building is constructed, altered, converted or maintained in violation of the provisions of this Article, the enforcement agency, after giving the owner written notice and a reasonable time to correct the violation, may petition to the Board of Supervisors, requesting that notice of the violation be recorded in the County Recorder's office.

B. The petition shall be filed in triplicate with the clerk of the Board of Supervisors and shall set forth the facts giving rise to such violation.

C. Upon receipt of the petition, the clerk of the Board of Supervisors shall set a date for hearing on the petition by the Board of Supervisors and shall mail a copy of the petition and notice of the hearing to the owner responsible for the violation.

D. In passing upon such petition, the Board of Supervisors shall pass upon the truth of the allegations of such petition and shall determine whether or not notice of the violation shall be recorded by the clerk of the Board of Supervisors in the County Recorder's office. (Ord. 5200-B (part), 2002: prior code § 4.200)

E. Any person, firm, or corporation violating any of the provisions of this Article shall be deemed guilty of a misdemeanor, (first offense may be handled as an infraction pursuant to Article 1.24, Chapter 1, Section 1.24.010, Placer County Code) and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Article is committed, continued, or permitted/and upon conviction of any such violations such person shall be punishable by a fine of not more than $500.00 or by imprisonment for not more than six (6) months, or by both such fine and imprisonment. (REF: Article 1.24, Chapter 1, Section 1.24.010, Placer County Code, for general penalty provisions.) Any punishment under this section does not waive any requirements for Code compliance.

15.04.122 Work not requiring a building permit.

Chapter 1 Section 105 - Permits. Delete Section 105.1.1 and 105.1.2.

Work exempt from permit. Add items 14 to 22 to Section 105.2, Building: to read as follows:

14. Agricultural buildings or structures as defined in Section 202, on any property "zoned F, RF, AE, or RA, consisting of 10 or more acres" or California Land Conservation properties, when such property and building(s) are primarily used for agricultural purposes or when such buildings or structures are necessary to the agricultural development or use of such property, are exempt from a building permit when they comply with this section. The provisions of this section shall not include the owner's or lessee's dwelling or private garage, any human habitation which is held out for rent or lease or sale. An owner or lessee of such property may obtain the services of the Building Service Division for buildings herein exempt, provided he/she applies for a building permit and pays the fees therefore. All buildings exempted under this section shall still be governed by the provision of the Placer County Plumbing, and Electrical Codes. A setback verification permit for a structure, not herein exempted, will be issued for an agricultural building in the above zones upon presentation of an acceptable plot plan, (2 copies), a departmental approval form indicating Planning Service Division approval, which may also require approval by the Agricultural Commissioner, and payment of the current prescribed recording and handling fee.

15. Second exit seasonal snow tunnels for dwellings which comply with Placer County Zoning requirements, are temporary buildings and are exempted from building permit requirements.

16. Gantry cranes and similar equipment used in conjunction with a valid building permit and removed upon expiration of the permit or completion of the work covered by the permit.

17. Radio and television antennas which do not exceed 45 feet in height and ground supported dish antennas not exceeding 15 feet in height above finished grade in any position.

18. Sheds, self-contained portable offices, or storage buildings, and other structures incidental to and for work authorized by a valid building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.

19. Wire fences not over 12 feet in height for residential uses and other fences not over 6 feet in height.

20. Repairs which involve only the replacement of component parts or existing work with similar materials only for the purpose of maintenance and which do not aggregate over $1,000 in valuation in any 12-month period and do not affect any electrical, plumbing or mechanical systems nor more than two squares of roofing.

21. Repairs exempt from permit requirements are minor and shall not include any addition, change or modification in use or in construction. The determination of the applicability of this exemption shall be within the discretion of the Chief Building Official.

22. Specifically exempt from permit requirements without limit to valuation are:

    (a) Cabinet work, except when cabinet work contains plumbing, electrical or is required by CBC Chapter 11 to be accessible.

15.04.123 Permit issuance.

Chapter 1 Section 105.3 Application for Permit:

1. Add the following to Section 105.3.1, Action on Application:

    a. Prior to the issuance of any building permit, approval from the Fire District is required for fire code items adopted by State law, County Code or by the Fire District when approved by the Board of Supervisors.

    b. Prior to issuance of any building permit, a certificate of compliance is required from school districts (except where exempt by State law) and from Fire Districts where a capital facilities plan has been approved by the Board of Supervisors.

2. Change Section 105.5, Expiration, to read as follows:

    Unless otherwise authorized, every permit issued by the Chief Building Official under the provisions of this Code shall expire and become null and void two years from the date of issuance. The Chief Building Official may issue a permit for a lesser time period when necessary to abate dangerous or sub-standard conditions. This lesser time period may be appealed by the owner. The Chief Building Official may grant up to a maximum of two one-year extensions of an unexpired permit to any permitee who submits a request in writing demonstrating justifiable cause for granting the extension. The fee for a permit extension shall be as prescribed in the Building Service Division Fee Schedule.

    Before any work can be recommenced on an expired permit, a new permit shall be obtained. All work done under a new permit shall comply with the most current edition of the codes in effect at the time a new permit is issued and shall apply to that permit through the point of completion or expiration, whichever occurs first. Permits may be granted an administrative ninety (90) day extension without fees upon approval of the Chief Building Official or assignee.

3. Change Section 105.3.2, Time limitation of application, to read as follows:

   An application for a permit for any work shall be deemed to have been abandoned and expired 1 year after the date of filing, unless such application has been extended prior to that time. Any applicant, who requests in writing, prior to the expiration qualifies for a single one year extension. Upon approval of the Building Official a second one-year extension may be granted. The fee for a permit extension shall be as prescribed in the Building Service Division Fee Schedule.

4. All permits issued under the provisions of the Tahoe Basin Allocation of Development Rights permit allocation ordinance, Placer County Code, Article 15.24, and those permits extended between the dates of July 28, 1982, and the date of Ordinance 3681, will expire concurrently with the expiration of their respective TRPA permit. All permit holders who desire to extend their permits beyond August 1, 1986, must pay the prescribed fees as determined in the Building Service Division fee schedule.

   a. Permits issued after the date of Ordinance 3681 shall have the same time frame constraints and expiration dates as those established by TRPA.

   b. Building permits will not be issued until approvals have been obtained from all County departments.

15.04.124 Building permits on agricultural property.

No building permit shall be issued for a site or building which does not comply with the provisions of Section 16.04.060. (Ord. 5200-B (part), 2002: prior code § 4.22)

15.04.125 Inspections.

Section 110- Inspections.

Add the following to Section 110.1, General:

Except where special inspection is specified in Section 1701, the Chief Building Official may authorize alternative inspection procedures requiring declarations from duly licensed professionals.

15.04.126 Certificate of occupancy.

Section 111 - Certificate of Occupancy.

1. Add the following to Section 111.1, Use and occupancy:

   Certificates of occupancy will not be issued without approvals of all applicable agencies, County departments and the Fire Department/District when such departments/districts have conditions of approval made part of the permit.

   Such a certificate shall not be issued until compliance with all County requirements has been met. Occupying or using a structure without this approval shall constitute a public nuisance.

2. Add the following to the first paragraph of Section 111.2, Certificate Issued and delete item 10.

The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official.

Exception: The Certificate of Occupancy need not be posted in Group U and Group R-3 occupancies.

15.04.130 Materials and construction methods for wildfire exposure.

CBC 701A.3 and CRC R327.1.3 exceptions are amended as noted below:

Revise: Exception 2 to read as follows: Buildings of an accessory character classified as Group U occupancy less than 500 sq.ft. and located at least 50 feet from an applicable building.

Add to: Exception 3 to read as follows: Buildings classified as Group U agricultural buildings, as defined by Placer County agricultural building exemption and as defined in section 202 of these codes.

Add to: Exception 4 to read as follows: unless remodel includes the replacement of roofing, siding, and windows as defined in Building Service Division policy manual.

Add: Exception 5: Decks requiring permits, regardless of whether the deck is associated with a building built under these provisions or not, shall meet the construction requirements of CBC 7A or CRC R327, and will be required to meet the defensible space provisions.

15.04.131 Residential swimming pool and spa barriers.

Amend Section 3109.4.4.2 Item 1. Add:

A barrier shall be provided for all pools and shall meet the requirements of section 3109.4.4.3. Where a wall of a Group R, Division 3 Occupancy (including attached garage) serves as part of the barrier the pool shall be equipped with one of the safety features in section 3109.4.4.2

Add to Section 3109.4.4.3

6. In all cases, owners/occupants are responsible for maintaining all required enclosures/barriers and safety elements.

7. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all time when not in use. A permanent sign shall be posted which reads: "this access to be kept locked at all times."

8. Driveway gates that are part of the enclosure are to be electronically operated and automatically close within one minute of being opened.

15.04.132 Outdoor lights Serene Lakes.

Section 312 - Utility and Miscellaneous Group U, Add the following as new subsection 312.2 and Outdoor lights/Serene Lakes:

Any garage constructed after March 1, 1985, in the Serene Lakes Subdivision will be required to provide an exterior light installed on the street side of the garage. This light shall be controlled by a photo cell and shall be in operation between the months of November through March.

15.04.133 Soil types - conventional construction.

Section 2308.1.1 - Portions exceeding limitations of conventional construction. Add the following:

Structures which otherwise qualify, for Conventional Construction may utilize soil profile types C or D based on the design professionals assessment of the site in combination with public records maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report identifies conditions sufficient to classify the site as E or F as defined in the 2010 CBC and CRC.

15.04.134 Building addresses.

Section 501.2 – Address Numbers. Add as a new section to read as follows:

Approved numbers of addresses shall be placed on all new, remodeled and altered buildings (commercial and/or residential) in such a position as to be plainly visible and legible from the street or road fronting the property. Whenever the numbers on the building will not be clearly visible from the access street or road fronting the property, the numbers will be placed at the street or access road in a manner which is clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum 4 inch letter height, 1/2 inch stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background.

15.04.135 Snow and wind design.

Snow and Wind Design Criteria.

1. Permits will not be permitted in high or moderate hazardous areas or sites as identified by Placer County Code, Chapter 15 or Article 12.40 such as avalanche, flood, mud-slide or other designated hazardous areas unless an architect, civil or structural engineer licensed in California certified that the structure will be safe under the anticipated hazards, and the structure complies with anticipated loads and conditions.

   Exception: Structures exempt from the avalanche standards as described in Article 12.40, Placer County Code.

2. Those structures which have received a structural design approval from Placer County as well as those which are repetitive in design and have received a structural design approval may at the permittee's option, use either the existing snow design criteria or the snow design criteria in this subsection for a period of time not to exceed one year from the effective date of the ordinance codified in this subsection.

3. Notice to builders - Warning. New structures which are in a partially completed state during the winter months will probably experience severe damage from snow, ice, and wind. It will be the responsibility of the permittee to ensure that his or her partially completed structure is such as to resist all of the winter weather elements of Placer County.

4. Section 1608 - Snow Loads is adopted with the following:

   Add the following to determine snow loads action on structures in Placer County:

NOTE: Occasionally there may be large local deviations from the typical data from which this Code was developed. When applying these values to structures the designer should make every effort to determine if the tabulated values should be adjusted because of local topographic effects. Loads for structures which have an inherent need for a high degree of safety, or long life span, should be carefully evaluated, and the designer should always exercise his best professional judgment. The following snow load and design requirements are a minimum.

Seismic loading for snow loads shall comply with ASCE-7 Section 12.7.2.

Roof and snow loads for all mobile homes, mobile home accessory buildings, commercial coaches, and factory built housing shall comply with the snow loading for other structures. (Exception: Mobile homes in mobile home parks and mobile homes where Pg is less than 100 PSF shall comply with Title 25 of the California Administrative Code.)

5. Chapter 16, Section 1608 is amended to add:

1. Where Pf is greater than or equal to 30 P.S.F., all building exits shall be located where not subject to or protected from sliding or impact snow and ice. All building exits shall mean all required exits in Single Family Dwellings and appurtenant structures, and all building exits in all other occupancies.

2. All unheated overhangs shall be designed for ice dams and accumulation per ASCE 7-10 Heat strips or other exposed heat methods may not be used in lieu of this design.

3. Where Pg is 100 P.S.F. or greater, hot or cold mop underlayment roofing is required as noted in CBC Section 1507.2.8.2.

6. Section 1608 is amended by deleting there from subsection CBC Section 1608 regarding Snow Loads and inserting in its place the following wording:

Design Requirements for Conventional Construction Structures:
Structures normally governed by Section 2308, which are located in areas where the roof snow load exceeds 50 pounds per square foot, shall have both the gravity and lateral structural system designed by duly licensed design professional(s). Such structures, which otherwise qualify for Conventional Light-Frame Construction in Section 2308, may utilize soil profile types of C or D based on the design professional's assessment of the site in combination with public record maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report has identified soils conditions sufficient to classify the soil type as E or F as defined in the 2010 California Building Code.

7. Section 1608 Ground snowloads. Add the following:

TABLE A-16-C

ELEVATION ABOVE SEA LEVEL	GROUND SNOWLOAD Pg (P.S.F.)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH Dg
1,000 ft.	10#		
1001 – 1600 ft. (*)	20#	20.0	
1,601 - 2,500 ft. (**)	29#	20.0	
2,501 - 3,000 ft.	55#	20.0	3.0 ft.
3,001 - 3,500 ft.	70#	20.0	3.8 ft.
3,501 - 4,000 ft.	100#	20.0	5.0 ft.
4,001 - 4,500 ft.	160#	22.7	6.5 ft.
4,501 - 5,000 ft.	200#	24.5	8.2 ft.
5,001 - 5,500 ft. (***)	260#	26.7	9.7 ft.
5,501 - 6,000 ft.	315#	27.0	11.7 ft.
6,001 - 6,500 ft.	375#	29.6	12.7 ft.
6,501 - 7,000 ft.	430#	30.1	14.3 ft.
7,001 - 7,500 ft.	490#	30.6	16.0 ft.
7,501 ft. up	545#	32.4	16.8 ft.

(*) (**) (***) See notes below

Applicable West of the West Section line of Sections 20, 29, and 32 of Township 17 North, Range 16 East and Sections 5, 8, 17, 20, 29, and 32 of Township 16 North, Range 16 East and Sections 4, 3, 2, 11, 14, 23, 26, and 35 of Township 15 North, Range 16 East and Sections 2, 11, 14, and 23 of Township 14 North Range 16 East.

TABLE A-16-D

ELEVATION ABOVE SEA LEVEL	GROUNDSNOW LOAN Pg (P.S.R)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH Dg
5,001 - 5,500 (***)	130#	23.6	5.5 ft.
5,501 - 6,000	190#	23.8	7.9 ft.
6,001 - 6,500	245#	24.5	10.0 ft.
6,501 - 7,000	300#	25.0	12.0 ft.
7,001 - 7,500	360#	25.2	14.3 ft.
7,501 - 8,000	400#	25.5	15.7 ft.
8,001 ft. up	445#	25.7	17.3 ft.

Applicable East of the East Section line of Sections 20, 29, and 32 of Township 17 North, Range 16 East and Sections 5, 8, 17, 20, 29, and 32 of Township 16 north, Range 16 East and Sections 4, 3, 2, 11, 14, 23, 26, and 35 of Township 15 North, Range 16 East and Sections 2, 11, 14, and 23 of Township 14 North Range 16 East.

Note: All elevations shall consider the minimum design live loads indicated in Table 1607.1 along with allowable reductions to determine the most restrictive design criteria.

(*) Roof live load reductions for any structural member based on section 1607.11.2 are not permitted above 1,000 ft. elevation. Interpolation may be made at 100 ft. increments (any fraction of 100 ft. will be considered as 100 ft.)

(**) Stress increase for load duration allowed by the NDS per sections 2306.1 required for snow loads shall be used above 1,600 ft. elevation. Interpolation may be made at 100 ft. increments (any fraction of 100 ft. will be considered as 100 ft.)

(***)No stress increase for load duration allowed by the NDS per Section 2306.1 may not be used above 5000' elevation unless an architect, civil or structural engineer, licensed in California can show that the design load will not exceed two (2) months' duration during the life of the structure.

The ground snow loads within Sections 20, 29, and 32 of Township 17 North, Range 16 East and Sections 5, 8, 17, 20, 29, and 32 of Township 16 North, Range 16 East and Sections 4, 3, 2, 11, 14, 23, 26, and 35 of Township 15 North, Range 16 East and Sections 2, 11, 14, and 23 of Township 14 North Range 16 East shall be based upon a straight line proportion between the values shown in Tables A-16-C and A-16-D based upon the distance of the site from the transition zone.

8. Chapter 16, Section 1608, Add the following Table A-16-E:

TABLE A-16-E*
(IMPACT LOADS TO BE USED IN CONJUNCTION WITH THE 2007 CBC)

VERTICAL DIFFERENCE BETWEEN ROOFS OR STRUCTURES	UPPER ROOF LOAD	IMPACT FACTOR I	BEFORE IMPACT LOWER ROOF OR DECK LOAD (Pf)	TOTAL DESIGN LOAD LOWER ROOF OR DECK (DOWNWARD)**
Less than or equal to .5 Hg	Pf_s (Upper)	0.0	Pf (Lower)	P_t=Pf (Lower)
Greater than .5 Hg but less than or equal to 10'0"	Pf_s (Upper)	0.4	Pf (Lower)	P_t=[Pf_s (Upper) × 0.4] +Pf (Lower)
Greater than 10'0" but less than or equal to 18'0"	Pf_s (Upper)	1.0	Pf (Lower)	P_t=[Pf_s (Upper) × 1.0] + Pf (Lower)
Greater than 18'-0"	Pf_s (Upper)	---	Pf (Lower)	Special Analysis Required

* Snow unloading need not be considered where the upper roof slope is less than 2:12.
** Design up-lift load (rebound) is calculated by the following:

(Formula 20-4)
Pu = Impact factor × Pf (upper)
Design snow load shall not be used to resist Pu.

Pfs = Designed roof load with pitch reduction.
See UBC Chapter 16 for other symbol explanation.

9. Section 1609.3 - Basic wind speed. Section 1609.3 and Figure 1609 are modified to read as follows:

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The basic wind speed* for Placer County shall be as follows:

*3 sec. gust per section 1609.3

ELEVATION ABOVE MEAN SEA LEVEL	BASIC WIND SPEED (fastest mile)
Up to 5000 feet	85 mph
5001 to 7000 feet	100 mph
7001 to 8000 feet	105 mph
8001 and Up	116 mph

15.04.136 Roof construction and fire retardant requirements.

1. Section 2308.10.8, Section 1503, and Section 1510 Change Sections 2308.10.8, 1503 and Section 1510 - Reroofing by adding following paragraph:

    a. Spaced roof sheathing is permitted when installed in accordance with Table 1507-8 & Table 2304.7(1) & 2304.7(2) when the design roof live load or snowload is less than 30 PSF and spaced roof sheathing is not prohibited by the required listing of the roofing material or by the designer.

    b. Draft stops conforming to Section 717.3.3 & 717.4.3 are required in the floor/ceiling assemblies and attics of residential occupancies. Draft stopping shall divide the concealed space into approximately equal areas.

2. Section 1505 and Table 1505.1: Roofs shall conform to the provision of Section 1505 & Table 1505.1 except as herein modified: (Provisions in Chapter 15 which provide for less stringent roof ratings are not applicable.)

    a. Class A rating shall be the minimum roofing/assembly in the unincorporated portions of Placer County. This requirement includes Group R, Division 3, and Group U Occupancies.

    b. All new construction, including additions, requires Class A roofing/assembly as a minimum. All re-roofing requires Class A as a minimum. Re-roofing in excess of fifty (50) percent of an existing structure within any one-year period will necessitate that the entire roof be a Class A roofing/assembly as a minimum.

The local fire authority having jurisdiction may have different requirements when adopted and enforced by the Fire District pursuant to Health & Safety Code 13869.7.

15.04.150 Residential Building Code adopted.

California Residential Building Code, 2010 Edition, based on the 2009 International Residential Building Code including, the administrative provisions in the California Building Code, Chapter 1, Division II and Appendix H - Patio Covers as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 2.5.

15.04.160 Residential Building Code amended.

The California Residential Building Code adopted in Section 15.04.150 is modified, amended and/or supplemented as follows:

Section R301.2.2.1.1 - Add the following:

Structures which otherwise qualify, for Conventional Construction may utilize soil profile types C or D based on the design professionals assessment of the site in combination with public records maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report identifies conditions sufficient to classify the site as E or F as defined in the 2010 CBC and CRC.

Snow and Wind Design Criteria.

1. Permits will not be permitted in high or moderate hazardous areas or sites as identified by Placer County Code, Chapter 15 or Article 12.40 such as avalanche, flood, mud-slide or other designated hazardous areas unless an architect, civil or structural engineer licensed in California certified that the structure will be safe under the anticipated hazards, and the structure complies with anticipated loads and conditions.

   Exception: Structures exempt from the avalanche standards as described in Article 12.40, Placer County Code.

2. Those structures which have received a structural design approval from Placer County as well as those which are repetitive in design and have received a structural design approval may at the permittee's option, use either the existing snow design criteria or the snow design criteria in this subsection for a period of time not to exceed one year from the effective date of the ordinance codified in this subsection.

3. Notice to builders - Warning. New structures which are in a partially completed state during the winter months will probably experience severe damage from snow, ice, and wind. It will be the responsibility of the permittee to ensure that his or her partially completed structure is such as to resist all of the winter weather elements of Placer County.

4. Section 301.2.3 - Snow Loads is amended with the following:

   Add the following to determine snow loads action on structures in Placer County:

   NOTE: Occasionally there may be large local deviations from the typical data from which this Code was developed. When applying these values to structures the designer should make every effort to determine if the tabulated values should be adjusted because of local topographic effects. Loads for structures which have an inherent need for a high degree of safety, or long life span, should be carefully evaluated, and the designer should always exercise his best professional judgment. The following snow load and design requirements are a minimum.

   Seismic loading for snow loads shall comply with ASCE-7 Section 12.7.2.

   Roof and snow loads for all mobile homes, mobile home accessory buildings, commercial coaches, and factory built housing shall comply with the snow loading for other structures. (Exception: Mobile homes in mobile home parks and mobile homes where Pg is less than 100 PSF shall comply with Title 25 of the California Administrative Code.)

5. Section 301.2.3 - Snow Loads is amended with the following:

1. Where Pf is greater than or equal to 30 P.S.F., all building exits shall be located where not subject to or protected from sliding or impact snow and ice. All building exits shall mean all required exits in Single Family Dwellings and appurtenant structures, and all building exits in all other occupancies.

2. All unheated overhangs shall be designed for ice dams and accumulation per ASCE 7-10 Heat strips or other exposed heat methods may not be used in lieu of this design.

3. Where Pg is 100 P.S.F. or greater, hot or cold mop underlayment roofing is required as noted in CBC Section 1507.2.8.2 and and CRC Section R905.7.1.

6. Section 301.2.3 - Snow Loads is amended with the following:

Design Requirements for Conventional Construction Structures: Structures normally governed by Section 2308, which are located in areas where the roof snow load exceeds 50 pounds per square foot, shall have both the gravity and lateral structural system designed by duly licensed design professional(s). Such structures, which otherwise qualify for Conventional Light-Frame Construction in Section 2308, may utilize soil profile types of C or D based on the design professional's assessment of the site in combination with public record maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report has identified soils conditions sufficient to classify the soil type as E or F as defined in the 2010 California Building Code.

7. Section 301.2.3 - Snow Loads is amended with the following:

TABLE A-16-C

ELEVATION ABOVE SEA LEVEL	GROUND SNOWLOAD Pg (P.S.F.)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH Dg
1,000 ft.	10#		
1001 – 1600 ft. (*)	20#	20.0	
1,601 - 2,500 ft. (**)	29#	20.0	
2,501 - 3,000 ft.	55#	20.0	3.0 ft.
3,001 - 3,500 ft.	70#	20.0	3.8 ft.
3,501 - 4,000 ft.	100#	20.0	5.0 ft.
4,001 - 4,500 ft.	160#	22.7	6.5 ft.
4,501 - 5,000 ft.	200#	24.5	8.2 ft.
5,001 - 5,500 ft. (***)	260#	26.7	9.7 ft.
5,501 - 6,000 ft.	315#	27.0	11.7 ft.
6,001 - 6,500 ft.	375#	29.6	12.7 ft.
6,501 - 7,000 ft.	430#	30.1	14.3 ft.
7,001 - 7,500 ft.	490#	30.6	16.0 ft.
7,501 ft. up	545#	32.4	16.8 ft.

(*) (**) (***) See notes below

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Applicable West of the West Section line of Sections 20, 29, and 32 of Township 17 North, Range 16 East and Sections 5, 8, 17, 20, 29, and 32 of Township 16 North, Range 16 East and Sections 4, 3, 2, 11, 14, 23, 26, and 35 of Township 15 North, Range 16 East and Sections 2, 11, 14, and 23 of Township 14 North Range 16 East.

TABLE A-16-D

ELEVATION ABOVE SEA LEVEL	GROUNDSNOW LOAN Pg (P.S.R)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH Dg
5,001 - 5,500 (***)	130#	23.6	5.5 ft.
5,501 - 6,000	190#	23.8	7.9 ft.
6,001 - 6,500	245#	24.5	10.0 ft.
6,501 - 7,000	300#	25.0	12.0 ft.
7,001 - 7,500	360#	25.2	14.3 ft.
7,501 - 8,000	400#	25.5	15.7 ft.
8,001 ft. up	445#	25.7	17.3 ft.

Applicable East of the East Section line of Sections 20, 29, and 32 of Township 17 North, Range 16 East and Sections 5, 8, 17, 20, 29, and 32 of Township 16 north, Range 16 East and Sections 4, 3, 2, 11, 14, 23, 26, and 35 of Township 15 North, Range 16 East and Sections 2, 11, 14, and 23 of Township 14 North Range 16 East.

Note: All elevations shall consider the minimum design live loads indicated in Table 1607.1 along with allowable reductions to determine the most restrictive design criteria.

(*) Roof live load reductions for any structural member based on section 1607.11.2 are not permitted above 1,000 ft. elevation. Interpolation may be made at 100 ft. increments (any fraction of 100 ft. will be considered as 100 ft.)

(**) Stress increase for load duration allowed by the NDS per sections 2306.1 required for snow loads shall be used above 1,600 ft. elevation. Interpolation may be made at 100 ft. increments (any fraction of 100 ft. will be considered as 100 ft.)

(***)No stress increase for load duration allowed by the NDS per Section 2306.1 may not be used above 5000' elevation unless an architect, civil or structural engineer, licensed in California can show that the design load will not exceed two (2) months' duration during the life of the structure.

The ground snow loads within Sections 20, 29, and 32 of Township 17 North, Range 16 East and Sections 5, 8, 17, 20, 29, and 32 of Township 16 North, Range 16 East and Sections 4, 3, 2, 11, 14, 23, 26, and 35 of Township 15 North, Range 16 East and Sections 2, 11, 14, and 23 of Township 14 North Range 16 East shall be based upon a straight line proportion between the values shown in Tables A-16-C and A-16-D based upon the distance of the site from the transition zone.

8. Section 301.2.3 - Snow Loads is amended with the following: Table A-16-E:

TABLE A-16-E*
(IMPACT LOADS TO BE USED IN CONJUNCTION WITH THE 2007 CBC)

VERTICAL DIFFERENCE BETWEEN ROOFS OR STRUCTURES	UPPER ROOF LOAD	IMPACT FACTOR I	BEFORE IMPACT LOWER ROOF OR DECK LOAD (Pf)	TOTAL DESIGN LOAD LOWER ROOF OR DECK (DOWNWARD)**
Less than or equal to .5 Hg	Pf_s (Upper)	0.0	Pf (Lower)	P_t=Pf (Lower)
Greater than .5 Hg but less than or equal to 10'0"	Pf_s (Upper)	0.4	Pf (Lower)	P_t=[Pf_s (Upper) × 0.4] +Pf (Lower)
Greater than 10'0" but less than or equal to 18'0"	Pf_s (Upper)	1.0	Pf (Lower)	P_t=[Pf_s (Upper) × 1.0] + Pf (Lower)
Greater than 18'-0"	Pf_s (Upper)	---	Pf (Lower)	Special Analysis Required

* Snow unloading need not be considered where the upper roof slope is less than 2:12.
** Design up-lift load (rebound) is calculated by the following:

(Formula 20-4)
Pu = Impact factor × Pf (upper)
Design snow load shall not be used to resist Pu.

Pfs = Designed roof load with pitch reduction.
See UBC Chapter 16 for other symbol explanation.

9. Section 301.2.3 - Snow Loads is amended with the following:

The basic wind speed* for Placer County shall be as follows:

*3 sec. gust per section 1609.3

ELEVATION ABOVE MEAN SEA LEVEL	**BASIC WIND SPEED** (fastest mile)
Up to 5000 feet	85 mph
5001 to 7000 feet	100 mph
7001 to 8000 feet	105 mph
8001 and Up	116 mph

Section R309 - Utility and Miscellaneous Group U, Add the following as new subsection 309.7 and Outdoor lights/Serene Lakes:

Any garage constructed after March 1, 1985, in the Serene Lakes Subdivision will be required to provide an exterior light installed on the street side of the garage. This light shall be controlled by a photo cell and shall be in operation between the months of November through March.

Section CRC R313.3.2.3 is amended to include: Systems utilizing glycerin shall not exceed 50% concentration, systems using propylene glycol shall not exceed a 40% concentration or as recommended by the California State Fire Marshal's Office.

Section R319.1 – Address Numbers. Add to read as follows:

Approved numbers of addresses shall be placed on all new, remodeled and altered buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Whenever the numbers on the building will not be clearly visible from the access street or road fronting the property, the numbers will be placed at the street or access road in a manner which is clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum 4 inch letter height, 1/2 inch stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background.

CBC 701A.3 and CRC R327.1.3 exceptions are amended as noted below:

Revise: Exception 2 to read as follows: Buildings of an accessory character classified as Group U occupancy less than 500 sq.ft. and located at least 50 feet from an applicable building.

Add to: Exception 3 to read as follows: Buildings classified as Group U agricultural buildings, as defined by Placer County agricultural building exemption and as defined in section 202 of these codes.

Add to: Exception 4 to read as follows: unless remodel includes the replacement of roofing, siding, and windows as defined in Building Service Division policy manual.

Add: Exception 5: Decks requiring permits, regardless of whether the deck is associated with a building built under these provisions or not, shall meet the construction requirements of CBC 7A or CRC R327, and will be required to meet the defensible space provisions.

15.04.170 Foundations.

Section R401.1 – Revise Wood Foundation requirements to read as follows:

A one-story wood or metal framed building located within any seismic design category not used for human occupancy and not over 400 square feet in floor area may be constructed with walls supported on a wood foundation plate or slab not less than 3 and ½ inches when approved by the Chief Building Official. Provisions to address uplift shall be included in the submittal.

15.04.175 Residential roof construction and fire retardant requirements.

1. Sections R302.12, R803.1, R902 and R905 are amended to include the following:

    b. Spaced roof sheathing is permitted when installed in accordance with CBC Table 1507-8 & Table 2304.7(1) & CBC section 2304.7(2) and R803.1 when the design roof live load or snowload is less than 30 PSF and spaced roof sheathing is not prohibited by the required listing of the roofing material or by the designer.

    b. Draft stops conforming to Section CBC sections 717.3.3 & 717.4.3 and R 302.12 are required in the floor/ceiling assemblies and attics of residential occupancies. Draft stopping shall divide the concealed space into approximately equal areas.

2. Section 1505 and Table 1505.1 and R902: Roofs shall conform to the provision of Section 1505 & Table 1505.1 except as herein modified: (Provisions in CBC Chapter 15 and CRC Chapter 9 which provide for less stringent roof ratings are not applicable.)

   c. Class A rating shall be the minimum roofing/assembly in the unincorporated portions of Placer County. This requirement includes Group R, Division 3, and Group U Occupancies.

   d. All new construction, including additions, requires Class A roofing/assembly as a minimum. All re-roofing requires Class A as a minimum. Re-roofing in excess of fifty (50) percent of an existing structure within any one-year period will necessitate that the entire roof be a Class A roofing/assembly as a minimum.

   The local fire authority having jurisdiction may have different requirements when adopted and enforced by the Fire District pursuant to Health & Safety Code 13869.7.

15.04.180 Violations.

Chapter 1 Section R113 - Violations. R113.1, Replace with the following:

Any person, firm, or corporation violating any of the provisions of this Article shall be deemed guilty of a misdemeanor, (first offense may be handled as an infraction pursuant to Article 1.24, Chapter 1, Section 1.24.010, Placer County Code) and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Article is committed, continued, or permitted/and upon conviction of any such violations such person shall be punishable by a fine of not more than $500.00 or by imprisonment for not more than six (6) months, or by both such fine and imprisonment. (REF: Article 1.24, Chapter 1, Section 1.24.010, Placer County Code, for general penalty provisions.) Any punishment under this section does not waive any requirements for compliance with applicable codes.

15.04.190 Definitions.

Add to Chapter 2 Section 202 Definitions:

BEDROOM: A room that meets the minimum dimension, area, and height requirements for a habitable room as specified in California Building Code Section 1208.3 and California Residential Building Code sections R304 and R305 that has an adjoining area or space that may be utilized as a closet intended for clothes storage containing a shelf and pole whether or not the room is actually utilized for sleeping purposes.

15.04.200 Electrical Code adopted.

California Electrical Code, 2010 Edition, including, the administrative provisions in the California Building Code, Chapter 1, Division II, based on the 2008 National Electrical Code as published by the National Fire Protection Association and as adopted by the State Building Standards Commission in Title 24 of the California Code of Regulations, Part 3.

15.04.210 Temporary power.

1. Temporary electrical service may be authorized only during periods of construction or repair of a structure for which a valid permit has been issued, or where the conditions of approval only authorize temporary service.

2. The Chief Building Official may withhold power from any dangerous building.

3. An area clear of obstructions shall be maintained at electrical service panel's locations above 3,500 foot elevation or where the ground snow load is greater than 70 psf. (Ord. 5200-B (part), 2002: prior code § 4.30)

15.04.300 Mechanical Code adopted.

California Mechanical Code, 2010 Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II and the appendices thereto, based on the 2009 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations, Part 4.

15.04.400 Plumbing Code adopted.

California Plumbing Code, 2010 Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II and the appendices thereto, based on the 2009 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations, Part 5.

15.04.410 Plumbing Code amended.

The California Plumbing Code adopted in Section 15.04.400 is modified, amended and/or supplemented as follows:

15.04.420 Plumbing requirements in snow areas.

1. All new gas installations shall have equipment listed and approved for the conditions of anticipated use. Where exposed to snow and ice, the equipment shall be listed for those conditions. Placer County Building Service Division does not regulate the installation of liquefied petroleum gas (LPG) tanks; however, location of (LPG) tanks shall be in accordance with the California Mechanical Code and the California Fire Code, the local fire department and/or the State Fire Marshal and the California Fire Code. Until Fire Districts adopt approved standards, the requirements in Placer County Code Articles 15.12 and 15.16 or NFPA pamphlet 58, at the discretion of the fire chief, are enforceable by the fire chiefs in areas above five thousand (5,000) foot elevation.

2. At or above five thousand (5,000) foot elevation, water supply piping shall be protected from freezing by a minimum of thirty-six (36) inches of earth covering or equivalent insulation. Piping which is subject to freezing shall not be installed in unheated areas or outside walls. Exception: In walls or floors adjacent to heated areas when the structural design necessitates, piping may be installed within the assembly on the heated side of at least R-19 insulation

3. The water supply system, including hot and cold, shall be designed and installed for winterization and freeze protection, such as allowing for routine drainage of the system to prevent freezing. The water supply shall be equipped with a readily accessible shut off valve. Valve(s) and/or drain port(s) when used shall be readily accessible, insulated for protection from freezing, and shall be protected from the potential for back flow.

4. All gas meters, valves, and equipment shall be protected from sliding, drifting, and impact snow and ice. There shall be a gas shut off valve at each structure which is supplied with

gas which is on the outside of the building and is readily accessible at all times. Where Pg is one hundred (100) PSF or greater, there shall be a sign directly above the shut off valve which is readily visible and located above the maximum anticipated snow depth.

5. California Plumbing Code Section 906 is amended to add subparagraph 906.8 to read as follows:

   All plumbing vents, B-vents, chimneys, and misc. obstructions projecting through the roof shall be protected from damage by sliding snow or ice. These conditions apply whenever the roof slope is 3 units vertical in 12 units horizontal (25% slope) or greater, except for those projections within 36 inches of the ridge. This shall be accomplished by using guys, formed metal guards ("Crickets"), saddles, or other methods approved by the Chief Building Official. This section shall apply at elevations above 4,000 feet.

15.04.500 Energy Code adopted.

California Energy Code, 2010 Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II as published by the International Code Council (ICC) and adopted by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 6.

15.04.600 Historical Building Code adopted.

California Historical Building Code, 2010 Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II as published by the International Code Council (ICC) and adopted by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 8.

15.04.700 Fire Code adopted.

California Fire Code, 2010 Edition Volumes 1 & 2, including, the administrative provisions in the California Building Code, Chapter 1, Division II based on the 2009 International Fire Code including the Appendices, as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 9.

15.04.710 Fire Code amended.

The California Fire Code adopted in Section 15.04.700 is modified, amended and/or supplemented as follows:

A. 1. The California Fire Code (CFC) as adopted above with approved amendments and appendix chapters, and all State Fire Marshal codes delegated to local agencies, are to be enforced by the Chief of each Fire District, CSA, or as designated by contract. In the absence of the above, the Placer County Fire Warden shall act as the County Fire Marshal. Where provisions in the CFC conflict with other statutes/regulations or County ordinances, including but not limited to the Placer County Land Development Manual, the most restrictive shall govern.
   2. Pursuant to State Health and Safety Code Section 13869.7, all Fire District amendments to the CFC will be valid after such amendments are first authorized by the Fire District board and then approved by the Board of Supervisors.

B. Section 103.1, Department of Fire Prevention – General, is amended by replacing the first paragraph with the following:

The Chief of a fire department/district, with the written approval of the Board of Directors of the particular fire department is authorized to make and enforce such rules and regulations for the prevention and control of fires and fire hazards as may be necessary from time to time to carry out the intent of this Code. Three certified copies of such rules and regulations shall be filed with the Clerk of the jurisdiction and shall be in effect immediately thereafter. Pursuant to State Health and Safety Code Section 13869.7, rules and regulations that involve building standards will be valid when approved by the Board of Supervisors.

C. Section 108, Board of Appeals, is amended by replacing the first paragraph with the following:

In order to determine the suitability of alternate materials and type of construction and to provide for reasonable interpretation of the provisions of this code, there is hereby appointed a board of appeals consisting of the board of directors of each fire protection district for matters within their jurisdiction and the Placer County Building Board of Appeals in the remaining areas of the County. The Chief shall be an ex-officio member of the Board and shall act as secretary to the Board. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the chief with a duplicate copy to the appellant and may recommend to the Executive Body such new legislation as is consistent therewith.

D. Chapter 1 Section 109.2, Notice of Violation, is amended by adding the following:

The Chief of any fire department/district within the County or his/her authorized representatives shall have authority to enforce this code and issue citations for violations in their respective jurisdiction.

E. The following is added to Section 202 – Definitions: Add the following:

FIRE HYDRANT: shall mean a hydrant supplied by a 6 inch or larger branch line, one or more pumper connection (4½ inch) and 2 or more 2½ inch outlets, capable of supply required fire flow for at least 2 hours.

Section 502 Definitions: Add the following:

Emergency Vehicle Access and occupant emergency egress/evacuation roads:
Use - Access for emergency vehicles during an emergency.
Emergency egress/evacuation for residents during an emergency.
Size - Roadways shall meet the requirements of the local authority having jurisdiction but shall not be less than the requirements set in PRC 4290 and Placer County Code.

Access restrictions - There shall be no means for restricting public or private use in the event of an emergency. If gated, gates shall be manually opening gates with no lock or latch requiring special knowledge.

Fire Department Access Gates:

Use - Fire Department access to open lands and vegetated areas for the purpose of extinguishing a vegetation fire.
Size - Minimum 10' wide opening with 15' clear vertical clearance.

Access restrictions - Access is for emergency firefighting equipment only.

Approved gates:

1. Any gate approved for Emergency Access and Residential Egress.
2. Bollards (4-6" iron pipe) with a hinge at grade with a hasp and break-away padlock.
3. Iron or wood cattle gate, unlocked or locked with a "Knox" lock.
4. Iron or wood swing gate.
5. Any gate approved by authority having jurisdiction.

Section 503.2.4 Turning Radius

The inside turning radius for a Fire Access road shall be 30 feet or greater. The outside turning radius for an access road shall be 50 feet or greater.

Section 503.6 Security gates to include the following:

Private Road Gated Entrance:

1. Gate openings to be 2' wider than the roadway served.
2. Emergency vehicle access shall be provided by both a "Knox" over-ride switch and an approved emergency radio frequency gate opening device (Click2Enter type) or other device approved by the authority district.
3. An approved hammerhead, turn-around bulb or other means of turn-around shall be provided on the entry side of the gate.
4. Gates shall automatically open from the interior without use of a special code or device. (Magnetic strip or pressure pad assemblies are acceptable).
5. All electric gates shall fail in the open position, i.e. loss of power, battery failure.
6. Vertical clearances shall be no less than 15'.
7. Gate shall be located no closer than 30' from the intersecting roadway ultimate edge of pavement.
8. Provide a separate personnel gate or opening sized and surfaced to allow for pedestrian and wheelchair access.
9. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

Residential driveway gated entrance;

Gated residential driveways shall be provided with Fire Department access locks or switches as approved by the authority having jurisdiction.

F. Section 903.2, Where Required, is amended to read, add the following:

In all occupancies except Group R, Division 3 and Group U Occupancies an approved automatic sprinkler system shall be installed where the occupancy/building has 3,600 or more square feet of total floor area, except where other sections of the IFC or the California State Fire Marshals regulations, and/or local Fire District ordinances applicable to a project are more restrictive, then the more restrictive shall apply. Where additions increase the total size of the building to 3,600 square feet or more, the addition and the existing occupancy/building shall be provided with an approved automatic sprinkler system. Fire separation areas shall not be used to reduce this requirement.

G. Section 903.4, Sprinkler System Monitoring and Alarms, is amended to read:

All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically supervised. Valve supervision and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.

EXCEPTION: Group R, Division 3 Occupancies will only be monitored if required by the local Fire District and/or authority having jurisdiction.

H. Section 907.2 of the IFC, Where Required – new buildings and structures, is amended to read as follows:

All occupancies except Group R, Division 3 and Group U occupancies shall have an approved automatic fire alarm system installed when the occupancy/building has 1,500 square feet or more of total floor area unless other sections of the CFC or California State Fire Marshals regulations are more restrictive, then the more restrictive shall apply. Fire alarms systems shall be in accordance with Section 907 of the CFC or the current edition of NFPA 72 if the specific occupancy is not covered in the CFC.

Additionally, all A, E, H, I and M occupancies shall have an automatic smoke/heat detection system installed in addition to any other system(s) required by this code. Where additions increase the total size of the building to 1,500 square feet or more, the addition and the existing occupancy/building shall be provided with an approved automatic smoke/heat detection system.
Fire alarm control panels in new buildings shall be sized to allow for maximum number of anticipated devices at build-out.

I. Section 2301, General, is amended by adding the following item:

6. Tires: No person shall pile, cause to be piled, or maintain any pile of tires (of any manufactured material) at a height greater than ten (10) feet, except in approved horizontal storage racks, measured in all cases from the ground level. Tires shall be neatly piled and in no case shall any one pile occupy more than two hundred (200) square feet of floor or lot area. An aisle of at least ten (10) feet shall be maintained at all times between the piles in such a manner as to allow free access.

J. Section 3401.1, Scope and Application, is amended to read as follows:

It shall be unlawful to store flammable liquids as defined in Chapter 34 of the International Fire Code including gasoline and other motor fuels, in above ground storage containers, either portable or installed, in a RS, RM, RA, RF, F or AE zoned area on a parcel of less than ten (10) acres. In areas where above ground storage is permitted, minimum distances from property lines and structures for a tank of any type shall be not less than 50 feet. The limitations/prohibitions of this section shall also apply to areas in Squaw Valley designated as Low Density Residential (LDR), High Density Residential (HDR), Forest-Recreation or Conservation Preserve. In addition, the limitations/ prohibitions of this section shall apply to areas in the Lake Tahoe Basin which are designated as Tourist/ Residential, Tourist, Residential, Recreation and Conservation.
Any above ground storage must be approved, in writing, by an official of the appropriate fire protection department/district. This section shall not be applicable to portable containers suitable for such storage of 5 gallons or less.

K. Section 3404.2.9.5.: "Locations where above ground tanks are prohibited" is amended to read as follows:

Storage of Class I and Class II flammable liquids in aboveground tanks outside of buildings is prohibited unless approved by the Fire Chief having jurisdiction, using standards not less than the IFC or recognized equivalent.

L. Section 3406.4, Bulk Plants or Terminals, is amended to read as follows:

No new bulk plant shall be constructed within the limits established by the Placer County zoning ordinance, as limits of the districts in which such plants are prohibited. Where allowed portions of properties where flammable and combustible liquids are received by tank vessel, pipelines, tank cars or tank vehicles and are stored or blended in bulk for the purpose of distributing such liquids by tank vessels, pipelines, tank cars, tank vehicles or containers shall be in accordance with IFC Section 3406.4.

N. Appendix C, Fire Hydrant Locations and Distribution, Table C105.1, is amended to read:

TABLE C 105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)		AVERAGE SPACING BETWEEN HYDRANTS[1,2,3,] (feet)[6]	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[4]
X 3.85 for L/min.	MINIMUM NO. OF HYDRANTS	X 304.8 for mm	
1,000 - 1,750	2	300	250
2,000 - 2,250	2	300	225
2,500	3	300	225
3,000	3	300	225
3,500 - 4,000	4	300	210
4,500 - 5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500 - 7,000	7	250	150
7,500 or more	8 or more[5]	200	120

1. Reduce by 100 feet for dead-end streets or roads.
2. Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet (152.4m) on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute (26 495L/min.) and 400 feet (122 m) for higher fire-flow requirements.
3. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at not less than 1,000-foot (305m) spacing to provide for transportation hazards.
4. Reduce by 50 feet (15 240 mm) for dead-end streets or roads.
5. One hydrant for each 1,000 gallons per minute (3785 L/min.) or fraction thereof.
6. Spacing may be increased to 500' for Single Family Dwelling Residential Sub-Divisions.

O. Appendix D, Fire Apparatus Access Roads is adopted and amended as follows:

D102.1 amended to read: Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus as determined by the fire authority having jurisdiction but no less than 40,000 pounds.

D103.1 (add: Exception: R-3 Occupancies)
D103.2 In areas above 5,000 ft. elevation:
Exception 1: Driveways of R-3 Occupancies shall not exceed 12 percent in grade, unless otherwise authorized by the fire chief.
Exception 2: The driveway slope may exceed 12% (12 vertical feet in one hundred horizontal feet) slope provided the driveway meets or exceeds the prescribed minimum width, and is not longer in length than the maximum permissible height of the structure within such jurisdiction, but in no case more than 35 feet, and has the appropriate transitional slopes at the edge of pavement to property line, and has no significant articulation greater than 45% angle in its entire length).
In areas below 5,000 ft. elevation driveway grade shall not exceed 16% unless authorized by the fire chief.

Delete Section D103.5

Section D104 Commercial and Industrial Developments
D104.2 is amended to read:
D104.2 Buildings exceeding 62,000 square feet in area.
Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads.
Delete exception

Section D107 is amended to read:
Section D107 One- or Two-Family Residential Developments
D107.1 One- or two-family dwelling residential developments.
Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.
Delete exception 1 and 2

15.04.750 Solar photovoltaic systems installations.

For the installation of solar photovoltaic systems, if the buildings module coverage is 50% or less and conforms to the Installation Guidelines, the Building Service Division would approve the installation. If the buildings module coverage exceeds more than 50% of the roof it will be reviewed by the local fire authority having jurisdiction to verify access and ventilation requirements are met prior to the issuance of a building permit.

(Ord. 5200-B (part), 2002: Ord. 4959-B (part), 1999: prior code § 4.10)

15.04.800 Existing Building Code adopted.

California Existing Building Code, 2010 Edition, including, the administrative provisions in the California Building Code, Chapter 1, Division II based on the 2009 International Existing Building Code, as published by the International Code Council (ICC) and adopted by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 10.

15.04.900 CALGreen Code adopted.

California Green Building Standards Code, 2010 Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 11.

15.04.950 California Referenced Standards Code adopted.

California Referenced Standards Code, 2010 Edition Volumes 1 & 2, as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 12.

15.04.960 Codes and Standards adopted as reference.

The following codes and standards are adopted as reference documents and may be used by the Chief Building Official in accordance with California Building Code Sections 104.10 and 104.11 in a case by case review process:

A. International Property Maintenance Code 2009 Edition, published by ICC, as modified by the California Health and Safety Code, Title 25 of the California Code of Regulations, and as further modified in Article 15.56.

B. Uniform Building Code 1997 edition, Uniform Swimming Pool Code, Spa & Hot Tub Code, published by IAPMO; published supplements to the International Codes; the International Residential Code; the 2009 International Fuel Gas Code; the Urban Wildland Interface Code, published by the International Fire Code Institute; the Uniform Sign Code, published by ICC; IBC Appendix Chapters; National Fire Protection Association Standards; the Uniform Solar Energy Code, as published by IAPMO; American National Standard, published by American National Standards Institute, Inc.; Masonry Fireplaces, Masonry Institute; and other Nationally recognized Standards. (Ord. 5200-B (part), 2002: Ord. 4959-B (part), 1999: prior code § 4.1)

COUNTY OF PLACER
Community Development Resource Agency

Michael Johnson, Agency Director

BUILDING

Tim Wegner
Chief Building Official

Ord Intro

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Agency Director
Community Development/Resource Agency

By: Tim Wegner, Chief Building Official
Building Services Division

DATE: **November 23, 2010**

SUBJECT: Adoption of California State Building Codes as amended for regional, climatic, geological, and topographical conditions.

ACTION REQUESTED:
The Community Development/Resource Agency, Building Services Division, respectfully requests your Board adopt an Ordinance repealing and reenacting Article 15.04 of the Placer County Code to incorporate the California Building Standards Code with express findings pursuant to California Health and Safety Code Section 17958.5 authorizing local modifications to the California Building Standards Codes considering regional, climatic, geological, and topographic conditions.

BACKGROUND:
At its November 6, 2007 meeting, the Board of Supervisors adopted the 2007 California Building Standards Codes with local amendments, with an effective date of January 1, 2008. It is not uncommon for National Building Standards to be updated every three years compelling the State of California to update its local codes reflecting the national standard adjustments. For this reason, the California State Building Standards Commission has prepared and mandated local adoption of the 2010 California Building Standards Codes by January 1, 2011 for local communities.

PROPOSED ORDINANCE:
On January 1, 2011 Placer County will be mandated to enforce: the 2010 California Building Standards Codes, based on the 2009 Edition of the International Codes (ICC); the 2009 Edition of the Uniform Mechanical Code (IAPMO); and the 2009 Edition of the Uniform Plumbing Code (IAPMO), by default without local amendments. Residents, builders, and designers have come to expect local construction standard amendments as they relate to topographic, climatic, and geological conditions found in Placer County. It is for this reason staff recommends your Board adopt local amendments effectively recognizing and accepting

the local construction considerations the community has come to expect ensuring a safe built environment.

In order to seamlessly transition Placer County's existing local amendments into the new California Codes, the County's local amendments must be specifically adopted by the Board. The July 1, 2010 publication of the California Building Standards codes set in motion the 180 day local adoption cycle. Within this cycle period, California State law permits the local adoption of the State Building Code with local amendments. However, State law requires these amendments be based on local climatic, topographic, or geographic conditions of the jurisdiction, and which are necessary for the preservation of public health, safety, and welfare. The attached ordinance (Attachment 1) identifies those findings in support of Placer County local amendments, such as the agricultural building exemption, higher fire resistive roofing material, snow load factors, and local fire sprinkler requirements, based on Placer County's unique local climate, geography, and topography.

Additionally, it should be noted the State of California Building Standards codes include a newly formatted California Residential Code (consolidating residential provisions into one code in lieu of mixed residential and commercial standards as previously experienced). This is beneficial to the builder, designer, and Building Service staff in providing one code volume for the particular discipline. The residential consolidation further reduces the complexity of the code, as well as reduces the cost of obtaining construction standards.

The State of California, with the adoption of the California Residential Code, will now require the installation of a fire sprinkler system with any new residence. This fire suppression requirement is without structure size qualification, meaning each new residence constructed after January 1, 2011 will be required to install a fire sprinkler system regardless of size. This is a significant change from the previous codes where fire sprinkler systems were predominately found in multi-family residential, commercial, and industrial facilities.

The mandate to install a fire sprinkler system in each new residence may prove to be difficult to implement in some areas of the County. As fire sprinkler systems consume a significant amount of water when activated, sufficient water supply and pressure may be difficult to achieve, as many properties within the County receive water from a groundwater well. Water wells aren't typically capable of providing sufficient water supply or pressure necessary to operate a fire sprinkler system. As a result, alternate components or systems may be necessary in these instances.

It is also possible water purveyors may restrict fire sprinkler access to the public potable water system. The restriction may be due to concerns of contaminating the potable water supply, or may be related to inadequate water supply/pressure of the public system. These restrictions may cause the need for alternate fire sprinkler components ensuring the system operates as designed.

Alternate fire sprinkler systems or components may come in the form of water storage facilities (water tanks) or dry (chemical) systems. These complexities will drive the cost of residential construction upward as the mandated fire sprinkler system may be costly. A base residential system, without any water complexities, may cost $2,000 or more, depending on the square footage of the structure and number of sprinkler heads; with the complexities expressed above, the cost of the system may double.

It should be further noted that the State of California, with this code cycle, becomes the first state in the nation to adopt mandatory "green" building standards. The purpose of the California Green Code (CALGreen) is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices.

CALGreen is mandatory commencing January 1, 2010, and establishes two distinct areas (residential and nonresidential) where both areas have mandatory and voluntary provisions. Voluntary measures are portrayed as Tier I and Tier II measures and may be adopted as mandatory measures if so desired. Staff does not recommend adoption of the voluntary measures at this time in order to afford staff the opportunity to better understand the impacts of these measures before recommending adoption.

Even though residential construction has limited mandatory features, the industry has been adapting to CALGreen standards since California's mandatory adoption of the 2010 California Energy Code in January 2010. While many of the residential provisions found in CALGreen are voluntary, and many of the mandatory have been utilized in practice, the following items are now mandatory for residential projects:

- Planning and design stages (preservation and use of natural resources; storm water management);
- Energy efficiency standards (florescent lighting, occupancy sensors, energy efficient heating and air units, energy efficient windows; insulation);
- Water efficiency and conservation standards (reduction in toilet water, lavatory water, showerheads, kitchen faucets, and outdoor watering by use of weather or soil moisture-based controllers);
- Material conservation efficiencies (construction waste management);
- Environmental quality (gas fireplaces only unless woodstove or pellet stove complying with US EPA Phase II, or local Air Pollution Control District standards);
- Pollutant control (covering air ducts during construction; adhesives, sealants, caulks, paints, carpets, resilient flooring, and wood composites used shall meet VOC standards reducing air contaminants);
- Interior moisture control (vapor retarder in slabs, reduced moisture content of framing members);
- Indoor air quality (mechanical exhaust from baths with energy star rating and humidistat controls);
- Environmental comfort in the design and installation of heating and air systems;
- Installer qualifications requiring training and certification ensuring proper system configuration.

Commercial standards, however, have a significant mandatory requirement above that which was borne by the 2010 California Energy Code adoption in January 2010. These requirements include such items as:

- Planning and design stages (preservation and use of natural resources; storm water management; bicycle parking and changing rooms, and light pollutant reduction);
- Energy efficiency standards (florescent lighting, occupancy sensors, energy efficient heating and air units, energy efficient windows, insulation);

- Water efficiency and conservation standards (reduction in toilet water, lavatory water, showerheads, kitchen faucets, and outdoor watering by use of weather or soil moisture-based controllers; separate indoor water metering devices);
- Material conservation efficiencies (construction waste management; building maintenance and operation);
- Environmental quality (gas fireplaces only unless woodstove or pellet stove complying with US EPA Phase II, or local Air Pollution Control District standards);
- Pollutant control (covering air ducts during construction; adhesives, sealants, caulks, paints, carpets, resilient flooring, and wood composites used shall meet volatile organic compound (VOC) standards reducing air contaminants; tobacco smoke control);
- Interior moisture control (vapor retarder in slabs, reduced moisture content of framing members);
- Indoor air quality (mechanical exhaust from baths with energy star rating and humidistat controls);
- Environmental comfort in the design and installation of heating and air systems including acoustical control;
- Installer qualifications requiring training and certification ensuring proper system configuration.

Even though the State will mandate the adoption of CALGreen, many of the residential requirements are voluntary and the significant mandatory requirements have been in effect for some time now (California Energy Code) and are not new requirements. The nonresidential requirements are a significant change from previous standards requiring the industry to adapt. It is anticipated the mandatory requirements will increase the cost of construction especially where there is a new requirement.

Finally, in this update building staff has provided a "user-friendly" Placer County Code Article 15.04 proposal. In this effort, staff aligns Article 15.04 with the California Building Standard "Parts" (i.e., California Building Code, Part 2; California Residential Code, Part 2.5) and therefore creates transparent and intuitive legislation for the end-user. The Building Service Division is to be commended for their efforts in facilitating quality customer service by way of this "user-friendly" formatting.

FISCAL IMPACT:

Adoption of the California Building Code, with local amendments, requires the Placer County Building Service Division to update its fee resolution in effort to cost balance the new service requirements. A revised fee resolution proposal is underway and upon completion will be presented to your Board separately for consideration.

CONCLUSION/RECOMMENDED ACTION:

The Community Development/Resource Agency, Building Services Division, respectfully requests your Board adopt an Ordinance repealing and reenacting Article 15.04 of the Placer County Code to incorporate the California Building Standards Code with express findings pursuant to California Health and Safety Code Section 17958.5 authorizing local modifications to the California Building Standards Codes considering regional, climatic, geological, and topographic conditions.

ATTACHMENTS:

Proposed Ordinance

cc: Michael Johnson, CDRA Director
Paul Thompson- Deputy Planning Director
Loren Clark – Assistant CDRA Director
Scott Finley - County Counsel
Karin Schwab - County Counsel
Wes Zicker, Engineering and Surveying Director
Jill Pahl - Environmental Health Services
Bob Eicholtz - Emergency Services
Bradford R. Fenocchio - Placer County District Attorney
Sherriff's Department
Air Pollution Control District
Redevelopment Agency