

2016 CALIFORNIA BUILDING STANDARDS CODE OF REGULATIONS TITLE 24

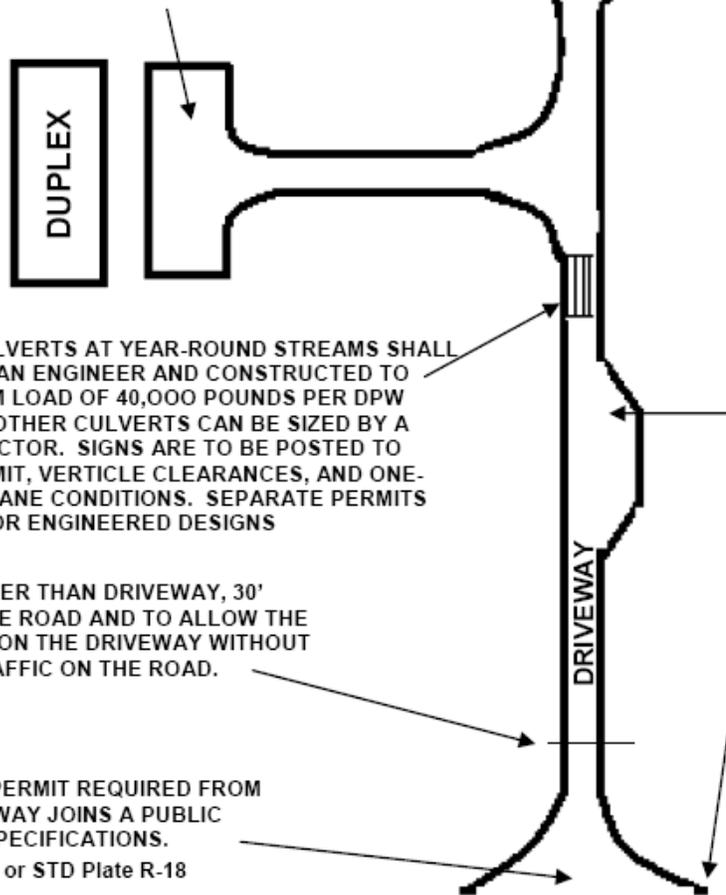
RESIDENTIAL DRIVEWAY STANDARDS

30' MINIMUM SETBACK FOR ALL BUILDINGS FROM PROPERTY LINES OR CENTER OF ROAD FOR LOTS 1 ACRE OR LARGER

50' MAXIMUM BETWEEN TURNAROUND AND BUILDING.

40' MINIMUM RADIUS AT CENTER LINE OF DRIVEWAY TURNAROUND

REQUIRED TURNAROUND WHEN DRIVEWAY EXCEEDS 300' SHALL BE BY EITHER A TERMINUS BULB OR HAMMERHEAD-T. THE MINIMUM HAMMERHEAD LENGTH IS 60' WITH A WIDTH OF 10'.



BRIDGES AND CULVERTS AT YEAR-ROUND STREAMS SHALL BE DESIGNED BY AN ENGINEER AND CONSTRUCTED TO CARRY A MINIMUM LOAD OF 40,000 POUNDS PER DPW SPECIFICATIONS. OTHER CULVERTS CAN BE SIZED BY A CLASS A CONTRACTOR. SIGNS ARE TO BE POSTED TO SHOW WEIGHT LIMIT, VERTICLE CLEARANCES, AND ONE-WAY OR SINGLE LANE CONDITIONS. SEPARATE PERMITS ARE REQUIRED FOR ENGINEERED DESIGNS

GATE TO BE 2' WIDER THAN DRIVEWAY, 30' MINIMUM FROM THE ROAD AND TO ALLOW THE VEHICLE TO STOP ON THE DRIVEWAY WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD.

ENCROACHMENT PERMIT REQUIRED FROM DPW WHEN DRIVEWAY JOINS A PUBLIC ROAD; PER DPW SPECIFICATIONS.

Ref: STD Plate R-17 or STD Plate R-18

REQUIREMENTS ARE MINIMUM UNLESS SUPERSEDED BY SUBDIVISION/PARCEL MAP APPROVALS.

DRIVE WAY WHEN BUILDING IS MORE THAN 50' FROM THE ROAD:
THE GRADE IS NOT TO EXCEED 16% (SEE DRIVEWAY EXCEPTION). 10' MINIMUM DRIVEWAY WIDTH, 15' MINIMUM VERTICLE CLEARANCES. THE MINIMUM CENTER LINE RADIUS ON CURVES IS 40'. ONE DRIVEWAY SHALL SERVE NOT MORE THAN 2 BUILDINGS WITH NO MORE THAN 3 DWELLING UNITS AND ANY NUMBER OF ACCESSORY BUILDINGS. THE DRIVEWAY MUST BE ALL WEATHER AND SUPPORT A 75,000 LB VEHICLE. MINIMUM RECOMMENDED SURFACING ON A 90% COMPACTED SOIL IS 6" OF AGGREGATE BASE. ALTERNATE SURFACING DESIGNS MAY BE PERMITTED FROM AN ENGINEER OR CLASS A CONTRACTOR CERTIFYING THE DRIVEWAY WILL SUPPORT A 75,000 POUND VEHICLE AND BE ALL-WEATHER.

EXCEPTION: WHEN APPROVED BY THE FIRE DISTRICT, DRIVEWAYS BETWEEN 16% AND 20% MAY BE ALLOWED WHEN SURFACED WITH APPROVED ASPHALT OR CONCRETE.

DRIVEWAYS OVER 20% GRADE REQUIRE FIRE DEPARTMENT APPROVAL PRIOR TO FOUNDATION INSPECTION

PROVIDE A TURNOUT AT MIDPOINT OF DRIVEWAY, SAME SURFACE AS DRIVEWAY, WHEN THE DRIVEWAY EXCEEDS 150'. DRIVEWAYS LESS THAN 400' MAY OMIT TURNOUT WHEN FULL SIGHT DISTANCE IS MAINTAINED. IF DRIVEWAY EXCEEDS 800' TURNOUTS SHALL BE NO MORE THAN 400' APART; TURNOUT TO BE 10' WIDE BY 30' LONG WITH A MINIMUM TAPER AT EACH END.

501.2 ADDRESS NUMBERS. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.

PUBLIC OR PRIVATE ROAD

GENERAL NOTES

The Placer County Building Department enforces the Fire-Safe standards that are triggered by the Building Permit. This includes the driveway, driveway gates, any bridges or culverts in the driveway, the setbacks for fire-safety and the addressing of the building/driveway.

CODES:

Listed below are sections extracted from Title 14. These sections are enforced by the Building Department. Following certain sections are NOTES. These are intended to reflect Building Department interpretations and guidelines. As new conditions arise, these interpretations are subject to revision.

ARTICLE 1. ADMINISTRATION:

§ 1270.02-Scope.

These regulations do not apply to existing structures, roads, streets and private lanes or facilities. These regulations shall apply as appropriate to all construction within Placer County approved after January 1, 1992. Affected activities include but are not limited to:

- (a) Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code §66412(d),
- (b) application for a building permit for new construction, not relating to an existing structure,
- (c) application for a use permit,
- (d) placement of manufactured homes (manufactured homes are as defined by the National Fire Protection Association, National Fire Code, §501A, Standard for Fire Life Safety Criteria for Manufactured Home Installations, Sites and Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code §18007, §18008 and §19971),
- (e) road construction, including construction of a road that does not currently exist, or extension of an existing road.

Note: Department Policy: The Phrase “not relating to an existing structure” means: “not relating to an existing approved primary structure”.

Examples of work which **TRIGGER THE FIRE-SAFE REQUIREMENTS ARE AS FOLLOWS:**

1. New residence – unless it is replacing an existing legal residence and using the same driveway.
2. New mobile home – unless it is replacing an existing legal residence and using the same driveway.
3. First structure constructed on the parcel that requires a Building Permit.
4. Construction of an accessory building to be used for commercial purposes – anything beyond a “home occupation” as defined by zoning ordinance.
5. Second residential units. {These are triggered also by the use permit process}
6. Conversions of an agriculture building or accessory building to a single family dwelling.

Examples of **WORK WHICH IS GENERALLY EXEMPT** from the Fire-Safe standards are as follows:

1. Addition to an existing building. (However, additions cannot be subsequently built into a fire-safe setback required of the original structure).
2. Remodels.
3. Accessory Structures. (However, accessory structures cannot be subsequently built into a fire- safe set back required by the original structure).
4. Fire – damage repair/rebuild, when the application involves the same owner and the existing driveway is being used.
5. Replacement of mobile home with a newer single or double unit on the same pad location and the existing driveway is being used.

§1270.07 – Exceptions to standards.

Upon request by the applicant, exceptions to standards within this subchapter and mitigated practices may be allowed by the inspection authority, where the exception provides the same overall practical effect as these regulations towards providing defensible space.

§1270.08 – Requests for Exceptions.

Requests for exception shall be made to Cal Fire by the applicant or the applicant’s representative. The request shall state the specific section (s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or mitigation measure proposed, and a map showing the proposed location and sitting of the exception or mitigation measure.