



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

BUILDING

Bob Martino
Chief Building Official

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Bob Martino, Chief Building Official
Building Department
DATE: October 23, 2007
SUBJECT: Placer County Adoption of the 2007 California Building Codes along with Local Amendments and Re-Adoption of the Building Department Fee Schedule.

ACTION REQUESTED:

The Building Department of Placer County respectfully requests your Board,

1) Adopt a resolution adopting express findings pursuant to Health and Safety Code Section 17958.5 authorizing local modifications to the California Building Standards Code (Exhibit A); 2) Adopt an ordinance adopting the 2007 California Building Code, amending Article 15.04 of the Placer County Code in its entirety (Exhibit B); and 3) Adopt a resolution re-adopting the Building Department Fee Schedule (Exhibit C).

BACKGROUND:

On January 1, 2008 Placer County will be mandated to enforce the 2007 California Building Standards Codes, based on the 2006 Edition of the International Building Code, by default without local amendments, unless such amendments are specifically adopted by the governing board. In order to seamlessly transition Placer County's existing local amendments into the new California Codes they must be specifically adopted by the jurisdiction with an effective date by, or prior to, the States enforcement date. The July 1, 2007 publication of the California Codes set in motion the 180 day local adoption cycle. Within this cycle 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 the public health, safety, and welfare due to its unique circumstances. The attached resolution 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.

In addition, in June of 2007 the **Placer County Grand Jury** released their 2006-2007 report. Included in that report were further recommendations, based on their findings of a review of the Building Department, which focused on the development and utilization of a fee structure that would provide automated permit fee calculation within the Placer County Land Use System (PLUS).

Consistent with the recommendations of the Grand Jury's report the Building Department moved forward with creating a separate fee schedule pulled from the ordinance. This included a revised fee structure that would more smoothly integrate within the PLUS system and provide a mechanism to meet that recommendation. Although the structure and method of calculating fees has been changed, this does not result in an increase in the current rates.

The building department levies a combination of fees based on building valuation, hourly rates, and flat rates to perform their services. A fee study was performed in 2002-2003, and as a result, a fee adjustment proposed by then Building Official Ed Jenkins, established the current hourly and valuation table rates, and was approved by the Board of Supervisors.

In April of 2007 the Board approved an increase in the valuation table rates and approved a mechanism for annual adjustments based on the California Construction Cost Index (CCCI) which will be used to manage periodic annual adjustments to the valuation table.

The proposed language and fee structure more clearly prescribes calculation of permit fees for automation within PLUS and minimizes the discretionary nature of calculating the prescribed fee amount, **without an increase** in building department fees.

FISCAL IMPACT:

Adoption of the California Building Code with local amendments and a revised fee structure would allow for maintaining the current level of service along with limiting the adverse affects to general fund revenues.

Attachments:

- 1) **Exhibit A** – Resolution Adopting Findings (Health and Safety Code Section 17958.5)
- 2) **Exhibit B** - Ordinance adopting the 2007 CA Building Code and amending Article 15.04
- 3) **Exhibit C** - Resolution re-adopting the Building Department Fee Schedule
- 4) **Exhibit D** - Placer County Building Department Building Valuation Data
- 5) **Exhibit E** - Building Permit Fee Comparison

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

In the matter of:

A RESOLUTION ADOPTING EXPRESS
FINDINGS PURSUANT TO HEALTH &
SAFETY CODE SECTION 17958.5
AUTHORIZING LOCAL MODIFICATIONS
TO THE CALIFORNIA BUILDING STANDARDS CODE

Ord. No.: _____
FIRST READING: _____
SECOND READING: _____

The following **Resolution** 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

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

- 1. WHEREAS, before making modifications or changes to the California Building Standards Code, Health and Safety Code Section 17958.5**

requires the Board of Supervisors to make an express finding that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions, and

2. **WHEREAS**, 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, and
3. **WHEREAS**, 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, and
4. **WHEREAS**, 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, and
5. **WHEREAS**, the Board of Supervisors 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,

NOW, THEREFORE, the Board of Supervisors of Placer County does hereby resolve that the foregoing recitals are true and correct, and the findings set forth herein 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 as set forth in Ordinance No. _____

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

In the matter of:

AN ORDINANCE INCORPORATING THE
CALIFORNIA BUILDING CODE AMENDING
ARTICLE 15.04 OF THE PLACER COUNTY
CODE IN ITS ENTIRETY

Ord. No.: _____
FIRST READING: _____
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 ORDAIN AS FOLLOWS:

Article 15.04 of the Placer County Code is hereby amended and reinstated in its entirety as described on attached Exhibit A.

This ordinance shall be effective January 1, 2008

Article 15.04

BUILDING AND CONSTRUCTION CODES ADOPTED*

Sections:

15.04.010	Adoption.
15.04.020	Waiver of fees.
15.04.030	Compliance by special districts.
15.04.040	Adoption and authorization for amendments to the uniform fire code.
15.04.050	Construction—Buildings.
15.04.060	Building permits during construction of subdivision improvements.
15.04.070	Building permits on agricultural property.
15.04.080	Electrical.
15.04.090	Uniform Mechanical Code.
15.04.100	Additions and amendments to the Uniform Plumbing Code.*
15.04.110	Generally.

* The 1958 Edition of the Uniform Building Code (UBC) was adopted 5-19-59 by Ordinance 435-B. For other provisions see Ordinances 438-B, 459-B, 465-B, 489-B.

The 1958 Edition of the Uniform Building Code (UBC) was replaced on 9-16-64 by the 1964 Edition UBC with Ordinance 669-B. For other provisions see Ordinances 537-B, 540-B, 559-B, 565-B, 571-B, 629-B, 669-B.

The 1964 Edition of the Uniform Building Code (UBC) was replaced on 10-19-67 by the 1967 Edition UBC with Ordinance 963-B. For other provisions see Ordinances 670-B, 974-B, 1061-B, 1266-B, 1291-B, 1303-B, 1334-B.

The 1967 UBC was replaced on 11-06-70 by the 1970 UBC with Ordinance 1342-B. For other provisions see 1383-B, 1353-B, 1411-B, 1417-B, 1468-B, 1474-B, 1492-B, 1498-B, 1552-B, 1583-B 1692-B

The 1970 UBC was replaced on 02-02-74 by the 1973 UBC with Ordinance 1694-B. For other provisions see 1747-B, 1749-B, 1758-B, 1772-B, 1840-B, 1848-B, 1849-B, 1862-B, 1881-B, 1884-B, 1887-B, 1906-B, 1907-B, 1915-B, 1950-B, B-1979.

The 1973 UBC was replaced on 09-24-76 by the 1976 UBC with Ordinance 2055-B. For other provisions see 2121-B, 2122-B, 2139-B, 2197-B, 2303-B, 2324-B, 2357-B, 2415-B, 2434-B, 2454-B, 2486-B, 2487-B, 2488-B, 2489-B, 2490-B, 2491-B, 2576-B, 2598-B, 2663-B.

The 1976 UBC was replaced on 11-16-79 by the 1979 UBC with Ordinance 2664-B. For other provisions see 2713-B, 2826-B, 2887-B, 2889-B, 2964-B, 2968-B, 2999-B, 3014-B, 3067-B, 3089-B, 3102-B, 3106-B, 3114-B, 3120-B, 3154-B, 3160-B, 3206-B, 3207-B, 3222-B, 3253-B, 3254-B, 3288-B, 3297-B, 3310-B, 3320-B, 3326-B, 3328-B, 3337-B, 3338-B, 3340-B, 3359-B, 3360-B, 3427-B, 3442-B, 3481-B, 3517-B.

The 1979 UBC was replaced on 06-18-85 by the 1982 UBC with Ordinance 3574-B. For other provisions see 3579-B, 3681-B, 3685-B, 3687-B, 3703-B, 3706-B.

The 1982 UBC was replaced on 12-04-86 by the 1985 UBC with Ordinance 3736-B. For other provisions see 3805-B, 3862-B, 3868-B, 3896-B, 3901-B, 3906-B, 3917-B, 3929-B, 3947-B, 4075-B, 4073-B.

The 1985 UBC was replaced on 01-01-90 by the 1988 UBC with Ordinance 4114-B. For other provisions see 4133-B, 4186-B, 4222-B, 4239-B, 4285-B, 4312-B, 4353-B. The 1988 UBC was replaced on 08-14-92 by the 1991 UBC.

The 1988 UBC was replaced on 8-14-92 by the 1991 UBC, with Ordinance 4432-B

The 1991 UBC was replaced on 1-1-96 by the 1994 UBC with Ordinance 4689-B.

The 1994 UBC was replaced on July 1, 1999 by the 1997 UBC, with Ordinance 4959-B

Pursuant to authority of Government Code Section 50022.1 et seq., no less than one copy of each primary code and each secondary code pertaining thereto, all certified to be true copies by the clerk of the board of supervisors, having been filed in the office of the clerk of the board within the time required by law, the latest published editions of each of the following codes, and all volumes thereof and amendments thereto, are, in accordance with the California Health and Safety Code, adopted by reference and modified herein, including Uniform International Building Code Appendix Chapter J - Administration, Appendix B - Board of Appeals Chapters 3 (Division II only), Appendix C Group U - Agricultural Buildings, Chapter 4, Division I (swimming pool barriers) 16 (Division I only), 15, and 31 (Division III only), Appendix I - Patio Covers, and Appendix J - Grading.

- A. International Building Code 2006 Uniform Building Code 1997 edition as adopted in The California Building Standards Code (The ~~2001~~**2007** California Building Code), which adopts those standards with state agency modifications within the scope of their authority.
- B. National Electrical Code ~~1999~~ **2005** edition as adopted in The California Building Standards Code (The ~~2001~~**2007** California Electric Code), which adopts those standards with state agency modifications within the scope of their authority, published by the National Fire Protection Association, Uniform California Administrative Code, Provisions for the National Electrical Code, 2000 2007 Edition, published by International Code Council (ICC).
- C. Uniform Plumbing Code ~~2000~~ **2006** edition as adopted in The California Building Standards Code, including appendices (The ~~2001~~ **2007** California Plumbing Code), which adopts those standards with state agency modifications within the scope of their authority, published by the International Association of Plumbing and Mechanical Officials.
- D. Uniform Mechanical Code ~~2000~~ **2006** edition as adopted in The California Building Standards Code, including appendices (The ~~2001~~**2007** California Mechanical Code), which adopts those standards with state agency modifications within the scope of their authority, published by the International Association of Plumbing and Mechanical Officials (IAPMO).
- E. Uniform Code for Building Conservation, Appendix Chapter 1 International Existing Building Code 2006 as adopted in The California Building Standards Code (The 2007 California Existing Building Code), which adopts those standards with state agency modifications within the scope of their authority and as limited by Health and Safety Code 19160 et seq., published by ICBO **ICC**.
- F. Uniform International Fire Code 2000 2006 edition as adopted in The California Building Standards Code (The ~~2001~~ **2007** California Fire Code), which adopts those standards with state agency modifications within the scope of their authority, published by **ICC the Western Fire Chiefs Association**.
- G. Uniform Housing Code 1997 edition, and Uniform Code for the Abatement of Dangerous Buildings 1997 edition International Property Maintenance Code 2006 Edition, published by ICBO **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.
- H. 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** 2-7 and 104.**11** 2-8 in a case by case review process: Uniform Building Code 1997 edition, Uniform Swimming Pool Code, Spa & Hot Tub Code, published by IAPMO; published supplements to the Uniform International Codes; The International Residential Code; and The International Building Code, published by the International Code Council, Inc. The 2006 International Fuel Gas Code; The Urban Wildland Interface Code, published by the International Fire Code Institute; The Uniform Sign Code, published by ICBO; **IBC UBC Appendix Chapters**; Uniform Code for Building Conservation, published by ICBO; National Fire Protection Association Standards; the Uniform Solar Energy Code, as published by IAPMO; the Guidelines for Solar Energy Installation, published by ICBO; 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)

15.04.020 Waiver of fees.

It is realized that in regard to certain parcels of land, and ownerships thereof, it may work a particular hardship for the owner to conform to the fee requirements of this article. For that reason, an owner may make a written application to the board of supervisors for waiver of the fee provisions of this article. (Ord. 5200-B (part), 2002: prior code § 4.3)

15.04.030 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 Uniform 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 department of the county of Placer. Special districts which require that the county enforce the California Uniform Industry Codes shall pay the normal fees. (Ord. 5200-B (part), 2002: prior code § 4.5)

15.04.040 Adoption and authorization for amendments to the International ~~uniform~~ Fire Code.

- A. 1. International ~~Uniform~~ Fire Code (IFC ~~IFC~~) as adopted above with approved amendments and appendix chapters, ~~excluding appendix IA, IB, IC, IVB and VII,~~ 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 Office of Emergency Services shall act as the County Fire Marshal. Where provisions in the IFC ~~IFC~~ conflict with State statutes/regulations or County ordinances, including but not limited to the Placer County Land Development Manual, the State statute/regulation or County ordinance shall govern.
2. Pursuant to State Health and Safety Code Section 13869.7, all fire district amendments to the IFC ~~IFC~~ will be valid after such amendments are first authorized by the fire district board and then approved by the board of supervisors.
- B. Section ~~401.4~~ 103.1 of the IFC ~~Supplemental rules and regulations~~ Department of Fire Prevention – General, is amended ~~to read as follows~~ by adding:
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 ~~403.1-4~~ 108 of the IFC, Board of Appeals, is amended ~~as follows~~ by adding:
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. Appendix Chapter 1 Section ~~403.4.4~~ 109.2 of the IFC, General Notice of Violation, is amended ~~to read~~ add 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 ~~Article 2, 207-F~~ Section 202 – Definitions of the IFC:

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.

- F. Section ~~4003.2.2~~ **903.2** of the ~~UFC IFC~~, All occupancies except Group R, Division 3 and Group U Occupancies, is amended to read, **Where Required, add the following:**
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 ~~UFC 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 ~~4003.3.1~~ **903.4** of the ~~UFC IFC~~, **Sprinkler System Monitoring and Alarms** ~~where required~~, 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 jurisdiction.
- H. Section ~~4006.2.1.1~~ **907.2** of the ~~UFC IFC~~, ~~when~~ **Where Required – new buildings and structures**, is amended to read:
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 ~~UFC IFC~~ or California State Fire Marshals regulations are more restrictive, then the more restrictive shall apply. Fire alarms systems shall be in accordance with Section ~~4007~~ **907** of the ~~UFC IFC~~ or NFPA 72 (1999) if the specific occupancy is not covered in the ~~UFC IFC~~. Additionally, all A, E, H and I occupancies shall have an automatic smoke/heat detection system installed in addition to any other system(s) required by this code, when required by the local authority having jurisdiction. 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.
- I. Section ~~7902.2.2.1~~ **3404.2.9.5.1** of the ~~UFC IFC~~: "Locations where above ground tanks are prohibited" is amended to read:
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 ~~UFC IFC~~ or recognized equivalent.
- J. Section ~~7904.4.1~~ **3406.4** of the ~~UFC IFC~~, **General Bulk Plants or Terminals**, is amended to read:
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 ~~7904.4~~ **3406.4**
- K. Section ~~7901.1.1~~ **3401.1** of the ~~UFC IFC~~, **General Scope and Application**, is amended by adding the following:
It shall be unlawful to store flammable liquids as defined in Section ~~9-108~~ **Chapter 34** of the ~~Uniform 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.
- L. Section ~~8104.1~~ **2301** of the ~~UFC IFC~~, General, is amended by adding the following:

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.

M. Appendix III-B C, Table A-III-B-1 C105.1 of the UFC IFC, Number and distribution of fire hydrants, is amended to read:

**TABLE A-III-B-1 C 105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NO. OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{1,2,3} (feet) ⁴	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ⁴
X 3.85 for L/min.			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

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

15.04.050 Construction—Buildings.

The following sections of the **International Uniform Building Code** are modified by the following additions and deletions:

A. Board of Appeals.

Appendix Chapter 1 Section 112 +05 - Board of Appeals.

- (1) **Created**
There is hereby created in the County a Board of Appeals.
- (2) **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 ~~handicapped~~ **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 Chairman of the Board of Supervisors with the approval of the Board of Supervisors.
- (3) **When Legally Constituted**
The Board of Appeals shall be legally constituted to have jurisdiction to proceed to act upon the appointment of the members thereof as hereinabove stated and evidenced by an order of the Board of Supervisors duly entered upon the Minutes of such Board.
- (4) **Terms of Office: Removal of Members; Filling Vacancies**
 - a. ~~Non-handicapped~~ **disabled** Members: The term of office of each member 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. Any member, even though he/she serves for a term, may be removed by the appointment authority without cause. A vacancy is filled only for the unexpired term.
 - b. ~~Handicapped Disabled~~ and Fire Official members: The terms of office of each ~~handicapped disabled~~ member and Fire Official member 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.
- (5) **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.
- (6) **Powers and Duties**
The Board of Appeals shall:

- a. 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.
 - b. Have the authority to determine the suitability of, and authorize the substitution of, materials and types of construction equipment to those specified by this Code and the State Housing Law on a project specific basis. Determination of appeal by Board of Appeals is final.
 - c. Act as an advisory body to the Board of Supervisors on all matters pertaining to the construction industry.
 - d. Promulgate reasonable rules and regulations for conducting its hearings and meetings. Determination of appeal by Board of Appeals is final.
- (7) Applications to the Board of Appeals shall be made to the Building Department on forms provided by them and shall be accompanied by a non-refundable fee as required by this code. All appeals shall be filed within thirty (30) days of the decision of the enforcement agency.

B. Violations.

Appendix Chapter 1 Section 113 103 - Violations. ~~UBC IBC~~ Section 113.1 103 add:

~~It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy or maintain any building or structure in the County, or cause or permit the same to be done contrary to or in violation of any of the provisions of this code.~~

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, (first offense may be handled as an infraction pursuant to Section 1.7 & 1.8 Chpt 1, 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 Code 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: Section 1.7, and Section 1.8, Chapter 1, Placer County Code, for general penalty provisions.) Any punishment under this section does not waive any requirements for Code compliance.

C. Work Not Requiring a Building Permit:

Appendix Chapter 1 Section 106 105 -- Permits. ~~Delete IBC section 105.1.1 and 105.1.2.~~

- 1. ~~Exempted Work:~~ **Work exempt from permit.** Add ~~UBC IBC~~ Section 105.2 106.2(1214) to read as follows: (See ~~UBC IBC~~ Section 106.2 105.2 for paragraphs 1 through 11 13)

14 12. Agricultural buildings or structures as defined in ~~UBC IBC~~ 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, nor 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 Department 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 Department approval, **and which may also require approval by the Agricultural Commissioner**, and payment of ~~\$20.00~~ **the current prescribed** recording and handling fee.

- 15. ~~13.~~ 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. ~~14.~~ 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. ~~15.~~ 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. ~~16.~~ 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. ~~17.~~ Playground equipment.
- 20. ~~18.~~ Wire fences not over 12 feet in height for residential uses and other fences not over six feet in height.
- 21. ~~19.~~ 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 or mechanical nor more than two squares of roofing.

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.

Specifically exempt from permit requirements without limit to valuation are:

- (a) Painting and decorating.
- (b) Installation of floor covering.
- (c) Cabinet work.

D. Permit Issuance.

Appendix Chapter 1 Section ~~106.4~~ ~~Permits issuance~~ 105.3 Application for Permit:

1. Add the following to ~~UBC~~ **IBC** Section ~~105.3.1, Action on Application~~ ~~106.4.1, Issuance:~~
 - 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 ~~UBC~~ **IBC** Section ~~106.4.4~~ 105.5, Expiration, to read as follows:

Unless otherwise authorized, every permit issued by the 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. Any permittee holding an unexpired permit ~~may apply~~ qualifies for one exten-

sion of a current (2 year) permit for one year. Upon approval of the Building Official a second one-year extension may be granted. The fee for extension shall be ~~the estimated cost of the building code enforcement necessary to complete inspection of the permit. as prescribed in the Building Department Fee Schedule.~~

Before any work can be recommenced on an expired permit, a new permit shall be obtained. The Codes in effect at the time a new permit is issued shall be the Codes which apply to that permit through the point of completion or expiration, whichever occurs first.

3. All permits issued under the provisions of the Placer County 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 listed below to cover the cost of administration, inspection, and/or plan check.

- a. Permits wherein no work has begun and which were issued prior to August 1, 1985, the current fee schedule applies as well as a plan check fee and plan check; current codes also apply. Eighty (80) percent of the unused portion of the fees paid may be applied to the extension.

- b. Permits issued on or after August 1, 1985, the codes in effect at the time of the last extension shall apply. A fifty dollar (\$50.00) administrative extension fee shall be paid, and a fee equal to the cost of completing all inspections (forty dollars (\$40.00) per inspection trip) shall be paid.

- c. Permits issued prior to August 1, 1985, where one or more inspections have been made, the codes in effect at the time of last extension shall apply. A fifty dollar (\$50.00) administrative extension fee plus a fee equal to the cost of completing all inspections (forty dollars (\$40.00) per inspection trip) shall be paid.

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

- e. Building permits will not be issued until approvals have been obtained from all county departments.

~~When substantial changes are made to any plans, new fees will be calculated using the current fee schedule. A credit of eighty (80) percent of the unused portion of the original fees may be applied to the extension fees.~~

4. Expiration of Permits. All active Placer County building permits, for single-family dwellings in the Lake Tahoe basin, due to expire on August 1, 1986, for which a foundation has been constructed since January 1, 1976, are extended to time periods consistent with the policies of the Tahoe Regional Planning Agency.

Such projects are required to be completed (to the point of having a final inspection) within the time frames stipulated by the Tahoe Regional Planning Agency.

E. Permit Fees.

1. Add to Appendix Chapter 1 Section 107 108.2 - Permit fees Schedule of Permit Fees - Building Valuation.

All building valuation tables shall be as determined by the chief building official based upon the ICBO Building Standards valuation data dated April 2002 and adjusted each January 31st according to the "State of California Department of General Services California Construction Cost Index (CCCI)" or as authorized by applicable laws. Valuations not listed in the ICBO Building Standards Valuation Data shall be valued per the Building Valuation Data Supplemental. The Building Valuation Data Supplemental may be expanded administratively by the Chief Building Official in order to clarify or cover additional types of work and situations. Fees based on hourly rates shall be adjusted by the chief building official each January 31st according to the State of California Department of Industrial Relations "Consumer Price Index - California for All Urban Consumers (CPI)" for the most recently available twelve (12) month reporting period. Any fees also may be modified from time to time by resolution of the board of supervisors. The chief building official shall maintain the current fee schedule; the chief building official shall make the current fee

chief building official shall maintain the current fee schedule; the chief building official shall make the current fee schedule available for public review upon request.

The valuation to be used in computing the building permit fee shall be the total valuation of all construction work for which the permit is issued, as well as all roofing, mechanical, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, racking systems, and any other permanently installed equipment affixed to the building or structure.

Where multiple valuation rates are given, the higher value shall apply for all occupancies larger than three thousand (3000) square feet (includes both finished and unfinished areas) and all buildings located above five thousand (5000) feet elevation. Shell buildings and unfinished rooms/spaces shall be valued no less than eighty (80) percent of the above valuation. Each subsequent tenant improvement (TI) and/or permits to finish an area will be charged an amount based on the stated costs of construction within the construction contract for which a permit is required.

Change of occupancy permits shall be based on the cost of inspection services based at ninety-five (\$95.00) per inspection trip.

Where the value of the proposed work is not listed in the ICBO publication the valuation will be based upon the equivalent contract amount.

The minimum permit fee for a commercial building permit, plumbing permit, electrical permit, and mechanical permit shall be \$95.00 individually, unless otherwise stated in this section.

2. Delete Appendix Chapter 1 Section 108.3 – Building Permit Valuations.

3. Amend Appendix Chapter 1 Section 108.2 – Schedule of Permit Fees. Add:

Building Department Fees shall be as prescribed in the Building Department Fee Schedule.

F. Fee Table.

Section ~~107~~ 108.2 - Permit fees - Fee tables. Add:

Fee Tables 3-A & 3-B shall be used for the calculation of fees as prescribed in the Building Department Fee Schedule

Delete UBC Table 1-A, and UPC Table of Fees and insert a new 3-A as follows:

TABLE 3 A

The permit fee shall be computed and paid as follows: (This fee includes structural, electrical, plumbing, and mechanical. It does not include fees charged for energy checks, handicapped access checks, nor does it include grading fees and/or fees charged by other agencies):

VALUATION	BASIC PERMIT FEE
Residential (R-3 and Accessory):	.01 x valuation/ minimum \$40.00
Commercial and Industrial:	
\$ 1 – \$ 500,000	\$.01 x valuation/ minimum \$95.00
\$ 500,001 – 600,000	\$5,000 + (.0065 x valuation \$500,001 to \$ 600,000)
\$ 600,001 – 700,000	\$5,650 + (.0060 x valuation \$600,001 to \$ 700,000)
\$ 700,001 – 800,000	\$6,250 + (.0055 x valuation \$700,001 to \$ 800,000)
\$ 800,001 – 900,000	\$6,800 + (.0050 x valuation \$800,001 to \$ 900,000)
\$ 900,001 – 1,000,000	\$7,300 + (.0045 x valuation \$900,001 to \$ 1,000,000)
\$ 1,000,001 – AND GREATER	\$7,750 + (.0040 x valuation EXCEEDING \$ 1,000,000)

(ADD)

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(1) Projects \$5,000,000 and greater pay a fee deposit of 1% (.01) x valuation. The amount in excess of the basic fee computed by Table 3-A is subject to cost accounting on an hourly basis and refunds made available for any funds not used between the basic fee and the 1% deposit.

For example, a \$5,000,000 project would pay a 1% deposit of \$50,000. The chart above calculates a basic fee of \$23,750 ($7750 + .004 \times 4,000,000$). Department time on the project would be cost accounted. The amount between the 1% deposit and the basic fee (\$50,000 minus \$23,750) would fund department costs above the basic fee. Any unused portion above the basic fee would be returned at the final of the project.

(2) Any project receiving a higher than normal level of service (see Section 108.5 of the Uniform Building Code), such as extended hours to accommodate an expedited schedule, or continuous inspection, must pay the associated costs.

For accounting purposes, the fee distribution is as follows:

Plan Check	35% x Permit Cost
Building	35% x Permit Cost
Electrical (when included)	10% x Permit Cost
Plumbing (when included)	10% x Permit Cost
Mechanical (when included)	10% x Permit Cost
Total	100%

G. Other Building Permit Fees.

1. Inspections scheduled outside of normal business hours will be charged at a rate of one hundred twelve dollars (\$112.00) per hour with a minimum charge of two hours. The extra charge will not pertain to inspections between the hours of seven a.m. and five p.m. during normal workdays.
1. 2. A reinspection fees may be assessed for each inspection or reinspection when such portion of work for which an inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection.
Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official.
under provisions of Section 108.8 will be ninety-five dollars (\$95.00).
In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
2. 3. When services for inspection or plan review are provided to the County by a consultant, the rate the applicant shall be responsible to pay will be as determined by the contractual agreement between the county and the consultant. These fees apply in addition to any fees due the county.
4. Plan review required by state energy and handicapped access regulations will be ninety-five dollars (\$95.00) per application for valuations up to four hundred thousand dollars (\$400,000.00) and ninety-five dollars (\$95.00) plus .0001 x building valuation for projects exceeding four hundred thousand dollars (\$400,000.00). Additions and remodel projects with a valuation less than fifty thousand dollars (\$50,000.00) will be charged forty-five dollars (\$45.00) per application. These charges apply separately to energy and access compliance regulation checks.
5. Additional plan review for more than 2 rechecks and changes to approved plans will be at a rate of \$95.00/1/2 with a minimum charge of ninety-five dollars (\$95.00).

- ~~3. 6.~~ Where standard plans are accepted, the plan review fee for verification of subsequent plans shall be at the rate of ~~.001 x building valuation~~. Subsequent standard plans are not acceptable when they differ from the prior set of plans that were submitted, including but not limited to, i.e., different subdivision, different snow load, different topography, different soils conditions, different building in any respect. The standard plan approval shall ~~expire~~ be reviewed one year from date of application to verify compliance with any newly enacted requirements, which may be subject to additional plan review and associated fees. Because of snow conditions and differing exposure coefficients, standard plans are not acceptable above five thousand (5,000) feet elevation.
- ~~7.~~ A ~~minimum fee of twenty dollars (\$20.00) will be added to all permits issued for application and micro-film processing and storage costs.~~
- ~~8.~~ Unless otherwise noted, the minimum fee for any residential issued permit is ~~sixty dollars (\$60.00) (which includes the twenty dollar (\$20.00) application/records processing fee).~~
- ~~4. 9.~~ The cost of inspection services provided by the building department that do not relate to the permits discussed in section E, F, or G and to which no fee is specifically indicated, will be charged ~~ninety-five dollars (\$95.00) the fee prescribed in the Building Department Fee Schedule per trip~~. In instances where inspection trips are required outside the county, ~~an hourly rate of ninety-five (\$95.00) the fee prescribed in the Building Department Fee Schedule~~ (plus any additional costs to the County) will be charged during normal business hours.
- ~~10.~~ Based on the inspection costs associated with the permits listed below, the following fees shall be imposed (which includes the application/records fee described in section 8 above)
- ~~a. Swimming Pool Permits: four hundred sixty dollars (\$460.00)~~
 - ~~b. Re Roof Permits: one hundred fifty dollars (\$150.00)~~
 - ~~c. Solar Photovoltaic Systems: Ground Mounted—two hundred forty five dollars (\$245.00)
Roof Mounted—one hundred fifty dollars (\$150.00)~~
 - ~~d. Commercial Signs: one hundred fifteen dollars (\$115.00)~~
 - ~~e. Mechanical Change-outs: one hundred fifteen dollars (\$115.00)~~
- ~~5. 11.~~ Mobile home installation fees shall be based upon the latest version of Title 25 of the California Administrative Code.
- ~~6. 12.~~ Renewal of Expired Permits.
- ~~a. The cost of a new (two-year) permit to complete a partially completed structure shall be the estimated cost to complete inspections (at a rate of ninety-five dollars (\$95.00) prescribed in the Building Department Fee Schedule, per inspection trip, but not to exceed the amount of the original building permit fee, and any applicable plancheck fees, plus a ninety-five dollar (\$95.00) the prescribed administrative fee.~~
 - ~~b. Permits issued for completion of work may be issued without an administrative fee when completion of the project will occur within twelve (12) months.~~
 - ~~e b. Permits may be granted an administrative ninety (90) day extension without fees upon approval of the chief building official or assignee.~~
- ~~7. 13.~~ A grading fee as prescribed in the Building Department Fee Schedule of ~~thirty-five dollars (\$35.00)~~ (community development/resource agency) will be charged of all new single-family dwellings and mobile homes on private property outside the TRPA area. This does not include additions or replacement mobile homes when the

property outside the TRPA area. This does not include additions or replacement mobile homes when the same installation pad is being used.

8. 14- A fire-safe regulation fee of ~~eighty-five dollars (\$85.00)~~ **as prescribed in the Building Department Fee Schedule** will be charged on all single-family dwelling applications except for additions/remodels and replacements of existing legal dwellings.
9. 15- Permit investigation fees (double fees) ~~as authorized in the UBC, UMC, UPC and NEC~~ **shall be assessed when work is performed without a permit. The fee shall be based on the not be less than the computed cost of the permit fee, plancheck, plumbing, electrical, and mechanical fee, for the owner or authorized agent or licensed contractor of record performing the work.**
Exceptions:
a. When work was necessary in the opinion of chief building official to correct an immediate hazard and an application is filed for a permit within the next three normal county workdays.
b. When work was performed by a previous owner and the current owner is obtaining proper permit(s).
- 16- ~~Applications to the building board of appeals shall be charged a nonrefundable fee of one hundred dollars (\$100.00).~~
- 17- ~~Strong motion fees shall be collected from each building permit in accordance with the following: Placer County shall collect a fee from each applicant for a building permit. Each such fee shall be equal to a specific amount of the proposed building construction for which the building permit is issued as determined by this section. The fee amount shall be assessed in the following way:~~
a. ~~Group R occupancies, as defined in the 1997 Uniform Building Code and adopted in Part 2 (commencing with Section 2-101) of Title 24 of the California Administrative Code, one to three stories in height except hotels and motels, shall be assessed at the rate of ten dollars (\$10.00) per one hundred thousand dollars (\$100,000.00), with appropriate fractions thereof.~~
b. ~~All other buildings shall be assessed at the rate of twenty-one dollars (\$21.00) per one hundred thousand dollars (\$100,000.00), with appropriate fractions thereof.~~
c. ~~The fee shall be the amount assessed under subsection (G)(16) (a) or (b) of this section, depending upon building type, or fifty cents (\$0.50), whichever is the higher.~~
d. ~~Placer County will retain up to five percent of the total amount it collects under subsection (G)(16) of this section for data utilization and seismic education incorporating data interpretations from data of the strong motion instrumentation program.~~

H. Permit Fee Exemptions and Refunds.

~~Appendix 1 Section 108.6 107- Permit Exemptions and Refunds.~~

Add the following to ~~UBC IBC~~ Section ~~107-1~~ **108.6: General:**

Exemption from Fees.

The County of Placer or any Department, Board, or Officer thereof, acting on behalf of said county, any Municipal or Quasi-municipal corporation or government shall not be required to pay any fees required by this Code. ~~(Ref Section 15.04.030 of this code)~~

2- ~~UBC Section 107.6- Fee Refunds. Change the last sentence to read:~~

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than the date of expiration of the plan review or building permit, as applicable.

I. Inspections.

Appendix 1 Section ~~408~~ **109** - Inspections.

Add the following to ~~UBC IBC~~ Section ~~408.4~~ **109.1**, General:

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

J. Certificate of Occupancy.

Appendix 1 Section ~~409~~ **110** - Certificate of Occupancy.

1. Add the following ~~prior~~ to ~~UBC IBC~~ Section ~~409.4~~ **110.1**, Use and occupancy:

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

~~No building or structure shall be used or occupied without a certificate of occupancy.~~ 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 ~~UBC IBC~~ Section ~~110.2~~ **Certificate Issued: 109.5, Posting: 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 building official.

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

K. Smoke Detectors.

Section ~~310.9.1~~ ~~Smoke detectors~~ **907.2.10 Single- and Multiple-station smoke alarms.**

Add the following to ~~UBC IBC~~ Section ~~310.9.1.4~~ **907.2.10**, Location within dwelling units:

~~In new construction, when more than one smoke detector is required to be installed within an individual dwelling, the detectors shall be interconnected in such a manner that the actuation of one alarm will actuate all of the alarms in the dwelling.~~ Smoke alarms in additions and remodels are to be interconnected to alarms in the existing **structure** when the wiring for such alarms is exposed in the construction/remodel, or when otherwise accessible through an attic, crawl space, or basement. Note: The local fire authority having jurisdiction may require additional safeguards when adopted and enforced by the fire department/district pursuant to H&S Code 13869.7.

L. Residential Swimming Pool and Spa Barriers.

1997 UBC Appendix Chapter 4, Division 1 – Barriers for Residential Swimming Pools, Spas, and Hot Tubs is adopted by reference with the following modifications:

1. Section 420, Definitions. Change the depth of swimming pools and spas from twenty-four (24) inches to eighteen (18) inches.
2. Section 421.1 Outdoor Swimming Pool, change to read as follows:

Item 1. 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. Remaining portions unchanged. 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."

Amend IBC Section 3109.4.4.2 Item 2. Change to read as follows:

2. The pool shall be equipped with an approved safety pool cover complying with ASTM Standard F 1346.

Amend IBC Section 3109.4.4.2 Item 3. Change to read as follows:

3. Item 5. Where a wall of a Group R, Division 3 Occupancy (including attached garage) serves as part of the barrier required by section 3109.4.4.3 and contains door openings between the dwelling unit/garage and the outdoor swimming pool that provide direct access to the pool, the residence shall be equipped with exit alarms on those doors providing direct access to the pool. Doors provided with alarms shall make continuous and audible sounds throughout the dwelling when the door and its screen, if present are opened or left ajar. Alarms may be battery operated or may be connected to the electrical wiring of the building. The alarm(s) can be individual alarm(s) at each door, a separation fence meeting the requirements of Items 1, 2, 3, and 4 of Section 421.1 shall be provided.

Exceptions to item 5's separation fence between dwelling/garage and pool:

a. Doors with self-closing and self-latching devices with release mechanism located a minimum of 54 inches above the floor.

b. Doors provided with alarms. The alarm shall make continuous and audible sounds throughout the dwelling when the door and its screen, if present are opened or left ajar. Alarms may be battery operated or may be connected to the electrical wiring of the building. The alarm(s) can be either individual alarm(s) at each door, or programmed into a general security alarm system for the home.

Amend IBC Section 3109.4.4.2 Item 5. Change to read as follows:

e. Pools provided with a safety cover complying with ASTM Standard F 1346.

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

Amend IBC Section 3109.4.4.3 Item 2. Change to read as follows:

2. 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. Remaining portions unchanged. 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."

M. Outdoor Lights Serene Lakes.

Section 312 -- ~~Requirements for Utility and Miscellaneous Group U Occupancies.~~ Add the following as new subsection 312.2 9. 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.

N. Soil Types Conventional Construction.

~~IBC Section 2320.2~~ **2308.1.1-- Design of portions: Portions exceeding limitations of conventional construction.** Add the following:

Structures which otherwise qualify, for Conventional Construction may utilize soil profile types SC or SD 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 SE or SF as defined in the ~~1997 UBC~~ **2006 IBC.**

O. Building Addresses.

Section 502.2 -- **Address Numbers** ~~Building addresses.~~ 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 3 inch letter height, 3/8 inch stroke, reflectorized, and contrast with their background, or may be a minimum 5 inches high and contrast with their background.

P. Placer County Snow and Wind Design.

Wind and Snow 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

sure that his or her partially completed structure is such as to resist all of the winter weather elements of Placer County.

4. ~~UBC IBC Section 1614 1608 - Snow Loads, Roof design criteria. UBC Appendix Chapter 16, Division I,~~ is adopted with the following:

a. 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.

~~The 15% (ref. UBC Section 2316) Any stress increase for load duration allowed by the NDS per IBC Section 2306.1 increase for wood and for fastenings with wood values 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.~~

~~Seismic loading for snow loads shall comply with ASCE-7 Section 12.7.2. Only Pf reduced for pitch need be considered in the seismic analysis (ref. UBC Section 1612 & 1630). This value may be reduced, where the snow load duration warrants, up to 75%. Drifting snow or impact snow need not be considered.~~

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 P_g is less than 100 PSF shall comply with Title 25 of the California Administrative Code.)

5. ~~Appendix IBC Chapter 16, Section 1643 1608~~ is amended to read by adding:

1. Where P_f 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 by multiplying the P_f by 1.5. Heat strips or other exposed heat methods may not be used in lieu of this design.

3. Where P_g is 100 P.S.F. or greater, hot or cold mop underlayment roofing is required. ~~as noted in Section 1643.~~

6. ~~Appendix Chapter 16, Section 1638, Notations, is amended to read:~~

~~W_b = horizontal dimension in feet of upper roof normal to the line of change in roof level, but not less than 25 feet, or greater than 500 feet.~~

7. ~~Appendix Chapter 16, Section 1641 is amended to add:~~

~~EXCEPTION: Structures with roof slopes $\leq 4:12$ may have the roof valley loads determined by the engineer or architect of record using recognized engineering/snow design principles.~~

6. 8. ~~Appendix IBC Chapter 16 Section 1637.1 1608.~~ Add the following:

Design Requirements for Conventional Construction Structures:

Structures normally governed by Section ~~2320-2308~~, 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 ~~2320-2308~~, may utilize soil profile types of SC or SD 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 SE or SF as defined in the ~~1997 UBC~~; **2006 IBC**

7.5. Appendix Chapter 16, IBC Section 1639 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
Use U.B.C. IBC		16-C* 1607.1	
Up to 1,600 ft.	Table		
1,601 - 2,500 ft.	29#*		
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.

*—Corrected by Ordinance 4222 H-8/14/90

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	GROUND SNOW 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: **UBC IBC** roof live load reductions specified in Section ~~1607.5~~ and ~~Table 16-C 1607.11.2~~ are not permitted above 1600 ft. elevation. Roof load reductions for any structural member based on tributary areas greater than 150 square feet or based on ~~Method 2, Table 16-C section 1607.11.2~~, are not permitted above 1,000 ft. elevation. Interpolation may be made at 100' increments (any fraction of 100' will be considered as 100').

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 ~~23-C-1 A-16-C~~ and ~~23-C-2 A-16-D~~ based upon the distance of the site from the transition zone.

8. 6. Appendix IBC Chapter 16, Section ~~1644~~1608. Add the following Table A-16-E:

TABLE A-16-E*

(IMPACT LOADS TO BE USED IN CONJUNCTION WITH SECTION ~~2350~~ Chapter 23 and Current Adopted NDS)

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 _i (Upper)	0.0	Pf (Lower)	P _i =Pf (Lower)
Greater than .5 Hg but less than or equal to 10'0"	Pf _i (Upper)	0.4	Pf (Lower)	P _i =[Pf _i (Upper) × 0.4] + Pf (Lower)
Greater than 10'0" but less than or equal to 18'0"	Pf _i (Upper)	1.0	Pf (Lower)	P _i =[Pf _i (Upper) × 1.0] + Pf (Lower)
Greater than 18'0"	Pf _i (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)

$$P_u = \text{impact factor} \times P_f (\text{upper})$$

Design snow load shall not be used to resist P_u

P_fs = Designed roof load with pitch reduction.

See UBC Chapter 16 for other symbol explanation.

9. 7. UBC IBC Section ~~1618~~ 1609.3—Basic wind speed. Section ~~1618~~ 1609.3 and Chapter 16 Figure ~~16-1~~ 1609 are modified to read as follows:

a. Delete Figure 16-1 Minimum Basic Wind Speeds in Miles per Hour. Add the following:

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

ELEVATION ABOVE MEAN SEA LEVEL	BASIC WIND SPEED
Up to 5000 feet	85 70 mph
5001 to 7000 feet	85 80 mph
7001 to 8000 feet	90 mph
8001 and Up	100 mph

b. ~~UBC Section 1619, Exposure, is amended to read as follows:~~

~~All low profile one and two-story buildings (40 foot maximum height) are considered to be in Exposure "B" for all locations below 5000 foot elevation, and in other areas when designated by the Chief Building Official.~~

Q. Plumbing and Mechanical Requirements for Locations Above Five-Thousand (5,000) Feet Elevation.
Plumbing and Mechanical Applicable for Locations Above Five Thousand Feet.

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 department does not regulate the installation of liquefied petroleum gas (LPG) tanks; however, location of (LPG) tanks shall be in accordance with the Uniform Mechanical Code and the ~~Uniform~~ **International** Fire Code, the local fire department and/or the State Fire Marshal and the ~~Uniform~~ **International** 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. Uniform Plumbing Code Section 906 is amended to add subparagraph 906.8 to read as follows:

All plumbing vents projecting through the roof shall be protected from damage by sliding snow or ice. This shall be accomplished by using guys, formed metal guards ("Crickets"), saddles, or other methods approved by the Building Official. This section shall apply at elevations above 5,000 feet.

R. Roof Construction and Fire Retardant Requirements.

1. ~~UBC IBC Section 2320.12.9 2308.10.8, UBC IBC Section 1503, and IBC Section 1510 Appendix Chapter 15, Section 1514—Roof construction and materials. Change UBC IBC Sections 2320.12.9 2308.10.8, 1503 and Section 1510 - Reroofing Appendix Chapter 15, Section 1514 by adding following paragraph:~~
 - a. Spaced roof sheathing is permitted when installed in accordance with ~~UBC IBC Table 15-B-2 1507-8 & Table 23-II-D1 2304.7(1) & 2304.7(2)~~ when the design roof live load or snowload is less than 30 PSE and spaced roof sheathing is not prohibited by the required listing of the roofing material or by the designer.
 - b. Draft stops conforming to ~~UBC IBC Section 708.3.1.2.2 717.4.3~~ are required in attics of residential occupancies. Draftstopping shall divide the concealed space into approximately equal areas.

2. ~~UBC 1503~~ **IBC 1505** and Table ~~15-A~~ **1505.1**: Roofs shall conform to the provision of Section ~~1503~~ **1505** & Table ~~15-A~~ **1505.1 IBC** except as herein modified: (Provisions in ~~UBC IBC~~ 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 H&S Code 13869.7.

S. Slab Floor Moisture Protection.

~~IBC~~ ~~UBC Section 1900.4~~ **1910 - Additional design and construction requirements. Minimum Slab Provisions.**
Add the following:

A minimum of four inches (4") of gravel shall be required under all slab on grade construction which will receive floor covering materials. ~~Additional moisture membranes shall be installed as specified by the designer.~~

I. Fire Protection for Chimneys.

~~UBC IBC Section 3102.5~~ **2111.14.1** - Factory-built chimneys. Add the following:

(1) Above 5000 ft. elevation, all factory built chimneys serving solid fuel appliances shall be exposed to the occupied space, except:

- a. When installed in a chase which complies with ~~UBC IBC~~ Section 711; or which are sheetrocked on the inside with 1/2" sheetrock with tight joints.
- b. All shafts protecting solid fuel chimneys shall be accessible for inspection and maintenance.

(Ord. 5373-B (part), 2005; Ord. 5268-B, 2003; Ord. 5200-B (part), 2002; Ord. 4959-B (part), 1999; prior code § 4.20)

15.04.060 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 will be issued by the building department if the following conditions are met as determined by the department of ~~public works~~ **Engineering and Surveying**:

- 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 and rough framing is permitted, will be issued by the building department if the following conditions are met as determined by the department of public works:

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 department 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 department of public works, 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. The high elevation processing fee shall be initially four hundred ninety dollars (\$490.00) and shall be subject to an annual consumer price index adjustment based on the State of California Department of Industrial Relations Consumer Price Index - California for All Urban Consumers. The high elevation processing fee also may be modified from time to time by resolution of the board of supervisors.

D. For model homes, regardless of elevation, building permits with a restriction on non-occupancy of the structure, once the permit applications have met all other requirements for permit issuance, will be issued by the building department if the following conditions are met as determined by the department of public works:

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 department, 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)

15.04.070 Building permits on agricultural property.

Add the following to ~~UBC~~ IBC Section 105:

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)

15.04.080 ~~Electrical~~ 2006 International Code Council Electrical Code Administrative Provisions.

The following amendments and additions are made to the 2006 International Code Council National Electrical Code, ~~ICC Electrical Code Administrative Provisions~~, published by the International Code Council (ICC). All references in the ICC are to be changed to only refer to those building standards adopted by the California Building Standards Code.

NEC ICC Administrative Code Provisions.

- A. Chapter 11—~~Board of Appeals~~ Means of Appeal. Delete and replace with the following:

The Board of Appeals shall be as called out in the Placer County Code. They shall have the same power, and shall be the same Board.

- B. Chapter 10—Violations. (Ref. Sections 1.7 and 1.8, Chapter 1, Placer County Code.) Add the following paragraphs:

a. PENALTIES

Any person, firm, or corporation, violating any of the provisions of this Code shall be guilty of a misdemeanor (first offense may be regarded as an infraction pursuant to Articles 1.16 and 1.24, Placer County Code) and upon conviction thereof, shall be punishable by a fine of not more than \$300.00 or by imprisonment for a period of not more than 90 days, or by both such fine and imprisonment. Reference Article 1.24, Placer County Code.

b. VIOLATIONS

Every person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a separate offense for each day or portion thereof during which such violation continued and shall be punishable therefore as herein provided.

c. PROHIBITIONS

It is unlawful for any person, firm, or corporation, either as owner, architect, contractor, artisan, or otherwise to do or knowingly to cause or permit to be done any electrical wiring as defined in this code in such manner that the same shall not conform to all of the provisions of this Code.

d. REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances which are in conflict with the provisions of this ordinance are hereby repealed.

e. VALIDITY

If any section, sub-section, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional or legally ineffective, such decision shall not affect the validity of the remaining portions of this ordinance.

The Board of Supervisors hereby declares that it would have adopted this ordinance and each section, sub-section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or legally ineffective.

- C. NEC ICC Admin Provisions, Chapter 4—Permits ~~issuance~~ and Fees. Delete criteria regarding expiration and refer to Placer Code Section 15.04.050.
- D. NEC ICC Admin Provisions—Section 404—Fees. Delete criteria regarding fees and refer to Placer County Code Section 15.04.050.
- E. NEC ICC Admin Provisions, Chapter 8—~~Connection approval~~ Service Utilities. Add the following:

- a. 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.
- b. The Chief Building Official may withhold power from any dangerous building.

(Ord. 5200-B (part), 2002: prior code § 4.30)

15.04.090 Uniform Mechanical Code.

The following sections of the 2006 Uniform California Mechanical Code Appendix Chapter 1 are modified by the following additions and deletions:

- A. Section 114.4—Expiration. Delete subsections 114.4 and refer to Section 15.04.050 of Placer County Code.
- B. Section 115—Fees. Delete Section 115.2 and refer to Section 15.04.050 of the Placer County Code.

(Ord. 5200-B (part), 2002: prior code § 4.35)

15.04.100 ~~Additions and amendments to the Uniform Plumbing Code.*~~

The ~~2001~~ 2006 California Plumbing Code is adopted by reference with amendments imposed by the state and as herein modified.

- A. Appendix 1 Section 102.0—~~Department~~ Authority having jurisdiction. Add the following:

Unless otherwise provided for by law, the office of the Administrative Authority shall be the Building Department, provided, however, that Environmental Health Services of the County of Placer, Department of Health and Human Services shall, as necessary, conduct site evaluation(s), make plan check(s), site inspection(s) and construction inspections, to determine type, size, and acceptability of any private sewage disposal systems and shall be the Administrative Authority for enforcing this section.

- B. Section 102.3—Violations and penalties. Add the following: Ref. Articles 1.16 and 1.24, Placer County Code.

Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor (first offense may be regarded as an infraction pursuant to Sections 1.7 and 1.8, Chpt. 1, Placer County Code) and upon conviction thereof shall be punishable by a fine of not to exceed \$300.00 or by imprisonment in the County jail for not to exceed 90 days, or by both such fine and imprisonment.

Each separate day or any portion thereof during which any violation of this code occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this code.

No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as, the work or use which it authorized is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the Administrative Authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this Code or any other Ordinance or from revoking any Certificate of Approval when issued in error.

A Building Permit shall not be issued for any structure until the proposed sewage disposal and water supply and/or any permits which are required for sewage disposal and water supply have been approved by the County of Placer Department of Health and Human Services, Environmental Health Services.

C. A certificate of occupancy shall not be issued until the sewage system and water supply system have been approved by the county of Placer department of health and human services, environmental health services. Plumbing permits issued by the building department shall expire as determined by this code. Before such work may be recommenced, a new permit shall be first obtained to do so. Plumbing permits issued in conjunction with a building permit shall have the same time limitation as the basic building permit.

D. Cost of Permit. UPC and UMC fees are required for all plumbing and mechanical, as determined by this code.

E. Add a new paragraph to Section ~~20-15~~ 101.4.1.2 to UPC—Maintenance. of Illegally installed work prohibited.

It shall be unlawful for any person to use or maintain any gas piping, or plumbing and draining system or any portion thereof which was unlawful at the time it was installed, altered, or replaced and which would be unlawful under this Code if so installed, altered, or replaced after the effective date of this Code.

F. Board of Appeals. Add the following:

The Board of Appeals shall be as specified in the Placer County Code. They shall have the same powers and shall be the same Board.

(Ord. 5200-B (part), 2002; Ord. 4959-B (part), 1999; prior code § 4.40)

* Note: The 1970 Edition of the Uniform Plumbing Code was replaced on January 2, 1974, by the 1973 Edition of UPC by Ord. 1694-B; the 1973 Edition was replaced with the 1976 Edition by Ord. 2055, August 24, 1976; the 1976 Edition was replaced with the 1979 Edition by Ord. 2664, October 16, 1979; for former provisions regarding Section 4.40, see Ords. 1061 and 1291.

15.04.110 Generally.

- A. When any building is constructed, altered, converted maintained in violation of the provisions of this chapter, 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
- 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)

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

In the matter of:

A RESOLUTION RE-ADOPTING
THE BUILDING DEPARTMENT FEE
SCHEDULE

Ord. No.: _____
FIRST READING: _____
SECOND READING: _____

The following **Resolution** 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

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

- 1. WHEREAS, the County wishes to develop and utilize a fee structure that would provide automated permit fee calculation within the Placer County Land Use System ("PLUS"); and**

2. **WHEREAS, the Building Department has pulled the existing fees schedules from Article 15.04 of the Placer County Code in order to create a separate fee schedule that would integrate with PLUS; and**
3. **WHEREAS, the fee structure set forth in the Building Department Fee Schedule, attached hereto as Exhibit A does not result in an increase in the current fee rates; and**
4. **WHEREAS, the new Building Department Fee Schedule language and fee structure is solely intended to provide for the County and general public a clearer calculation of existing permit fees and automation within PLUS; and**
5. **WHEREAS, the purpose of this resolution is to re-adopt the existing fees, with no increases, but in a more user friendly format as set forth in the Building Department Fee Schedule.**

NOW, THEREFORE, the Board of Supervisors of Placer County does hereby resolve that the foregoing recitals are true and correct, and does hereby re-adopt the Building Department Fee Schedule as set forth in Exhibit A.

BUILDING DEPARTMENT FEE SCHEDULE

VALUATION. The determination of value or valuation under any provision of the Placer County Code shall be made by the Chief Building Official. The total valuation to be used within Fee Table 3-A shall be determined by using the ICBO Building Standards Valuation Data dated April 2002, as adopted by the Board of Supervisors and as adjusted by the Chief Building Official each January 31st according to the State of California Department of General Services California Construction Cost Index (CCCI) or as authorized by applicable laws. Valuation not listed in the Building Valuation Data shall be valued per the Building Valuation Data Supplemental below. The Building Valuation Data Supplemental may be expanded administratively by the Chief Building Official in order to clarify or cover additional types of work and situations.

Fees based on hourly rates shall be adjusted by the Chief Building Official each January 31st according to the State of California Department of Industrial Relations "Consumer Price Index - California for All Urban Consumers" for the most recently available twelve (12) month reporting period. Any fees may be modified from time to time by resolution of the Board of Supervisors. The Chief Building Official shall maintain the current fee schedule; the Chief Building Official shall make the current fee schedule available for public review upon request.

The valuation to be used in computing the building permit fee shall be the total valuation of all construction work for which the permit is issued, as well as all roofing, mechanical, electrical, plumbing heating, air conditioning, elevators, fire extinguishing systems, racking systems, and any other permanently installed equipment affixed to the building or structure.

The valuation of grading, retaining walls, paving and other site work, and any demolition work, shall be included unless such work was included in other permits issued by the building department or other county departments.

The valuation data is used and intended to establish consistent criteria for calculating permit fees, and the calculated total valuation does not necessarily reflect actual costs. The County Assessor does not rely on this cost, but performs independent assessments of permitted work.

Where multiple valuation rates are given, the higher value shall apply for all occupancies larger than three thousand (3000) square feet (includes both finished and unfinished areas) and all buildings located above five thousand (5000) feet elevation regardless of square footage. Shell buildings and unfinished rooms/spaces shall be valued no less than eighty (80) percent of the above valuation. Each subsequent tenant improvement (TI) and/or permits to finish an area will be charged an amount based on the **valuation listed in the most current Building Valuation Data Supplemental**

Where the value of the proposed work is not listed in the ICBO publication **or the Building Valuation Data Supplemental** the valuation will be based upon the equivalent contract amount.

PLANCHECK & PROCESSING FEES

- | | |
|--|--|
| A. Full Plan Review Fee - | 50% of the Fee as set forth in the Fee Schedule (Table 3-A). Applicable when plans are submitted. Includes plumbing, electrical, and mechanical review. |
| B. Limited Review & Processing Fee - | 10% of the Fee as set forth in the Fee Schedule (Table 3-A) or \$95.00. Applicable when review for compliance can be determined through a plot or site plan or referenced to a master plan previously reviewed and approved by the department. |
| C. Additional Plancheck & Processing Fee - | Applicable when additional plan review is required due to:
1) Incomplete or unacceptable response by applicant on |

deficiencies found during the plan review process which results in 3 or more rechecks/correction letters; 2) significant revisions submitted after plan review is well underway; or 3) revisions submitted during construction to reflect field changes. Fees for such reviews shall be at the following hourly rate: \$95.00/hour of actual time spent with a minimum fee of \$95.00 dollars.

D. Energy Compliance Review - Energy Compliance review will be \$95.00 per application for valuations up to \$400,000.00, and \$95.00 plus .0001 x building valuation for projects exceeding \$400,000.00. Additions and remodel projects with a valuation less than \$50,000.00 will be charged \$45.00.

E. Accessibility Compliance Review - Accessibility Compliance review will be \$95.00 per application for valuations up to \$400,000.00, and \$95.00 plus .0001 x building valuation for projects exceeding \$400,000.00. Additions and remodel projects with a valuation less than \$50,000.00 will be charged \$45.00. Residential projects with less than 4 units are not subject to this fee.

PERMIT & INSPECTION FEES

A. Building Permit Fee - 50% of the Fee as set forth in the Fee Schedule (Table 3-A) in addition to any Electrical, Plumbing, and Mechanical Fees.

B. Limited Building Permit Fee - 50% of the Fee as set forth in the Fee Schedule (Table 3-A) or \$95.00, whichever is greater. Applicable when inspection is associated with or referenced to a master plan previously reviewed and approved by the department.

C. Strong Motion Fee (Seismic) - Residential Occupancies 1 to 3 stories in height except hotels and motels: \$10.00 per each \$100,000 of building valuation. With a minimum fee of \$.50

All Other Occupancies: \$21.00 per each \$100,000 of building valuation. With a minimum fee of \$.50

Placer County will retain 5% of the total amount it collects for data utilization and administration.

ELECTRICAL INSPECTION FEES *

* An electrical permit is required for all electrical work regulated by the California Electrical Code. Fees for work not included in Items 1 – 9 below shall be calculated based on the contract amount of the work being performed using Table 3-B of the Placer County Fee Schedule. Where such electrical work is performed in conjunction with a building permit, the fee is added to that permit, and a separate electrical permit is not required.

- | | |
|--|-----------|
| 1. New Residential | Table 3-B |
| 2. Addition or remodel to existing dwelling | Table 3-B |
| 3. New Commercial | Table 3-B |
| 4. Shell Building | Table 3-B |
| 5. Commercial alterations/ tenant improvements | Table 3-B |

6. Commercial/residential service change	\$95.00
7. Solar photovoltaic systems	
- Ground Mounted	\$225.00
- Roof Mounted	\$130.00
- Commercial Systems	\$.01 x system valuation
8. Commercial signs	\$95.00
9. Temporary electric service/pole/construction power	\$95.00

MECHANICAL INSPECTION FEES *

* A mechanical permit is required for all mechanical work regulated by the California Mechanical Code. Fees for work not included in Items 1 - 6 below shall be calculated based on the contract amount of the work being performed using Table 3-B of the Placer County Fee Schedule. Where such mechanical work is performed in conjunction with a building permit, the fee is added to that permit, and a separate mechanical permit is not required.

1. New Residential	Table 3-B
2. Addition or alteration to existing dwelling	Table 3-B
3. New Commercial	Table 3-B
4. Shell Building	Table 3-B
5. Commercial alterations/ tenant improvements	Table 3-B
6. Mechanical change-outs	
- Commercial per unit	\$95.00
- Residential	\$95.00

PLUMBING INSPECTION FEES *

* A plumbing permit is required for all plumbing work regulated by the California Plumbing Code. Fees for work not included in Items 1 - 6 below shall be calculated based on the contract amount of the work being performed using Table 3-B of the Placer County Fee Schedule. Where such plumbing work is performed in conjunction with a building permit, the fee is added to that permit, and a separate plumbing permit is not required.

1. New Residential	Table 3-B
2. Addition or alteration to existing dwelling	Table 3-B
3. New Commercial	Table 3-B
4. Shell Building	Table 3-B
5. Commercial alterations/ tenant improvements	Table 3-B

- | | |
|---|---------|
| 6. Plumbing miscellaneous permit | \$95.00 |
| - water heater, softener, water and/or sewer line replacement, septic abandonment, etc. | |

MISCELLANEOUS INSPECTION & FLAT RATE FEES

- | | |
|---|----------|
| 1. Re-inspection Fee | \$95.00* |
| 2. Extra inspection Fee/inspection where no fee indicated | \$95.00* |

*Also See Section 15.04.050 G. 2.

- | | |
|--|--------------|
| 3. Inspections outside normal business hours | |
| - 2 hour minimum | \$112.00/hr. |

- | | |
|--|-------------|
| 4. Imaging/processing/storage (applicable to all permits – Min. \$20.00) | |
| - Plans | \$1.40/page |
| - Letter & Legal documents | \$. 60/page |

- | | |
|-------------------------------|----------|
| 5. Residential Swimming Pools | \$440.00 |
|-------------------------------|----------|

- | | |
|------------------------------|-------------------|
| 6. Re-roof permits/re-siding | |
| - Residential | \$130.00 |
| - Commercial | \$.01 x valuation |

- | | |
|---|----------|
| 7. Application to Board of Building Appeals | \$100.00 |
|---|----------|

- | | |
|---|------------|
| 8. Change of Occupancy (minimum 1 hour) | \$95.00/hr |
|---|------------|

- | | |
|--|-------------|
| 9. Investigation of Work without Permit. | \$95.00/hr* |
|--|-------------|

*Also See Section 15.04.050 G. 9.

- | | |
|---|--------------------|
| 10. Expired Permit – new 2 year permit | \$95.00/inspection |
| 11. Administrative Fee | \$95.00 |
| 12. Grading Fee - | \$35.00 |
| 13. Demolition permit fee | \$95.00 |
| 14. Fire-Safe (driveway) regulation fee | \$85.00 |

MOBILE HOME INSTALLATION

Mobile Home installation fees shall be based upon the latest version of Title 25 of the California Administrative Code. See Building Department Handout **CTR 105.3** - Manufactured Home Fees.

BUILDING VALUATION DATA SUPPLEMENTAL

- | | |
|---|-------------|
| 1. Residential Additions | \$\$/Sq.Ft. |
| - Good Quality | \$112.73 |
| - Average Quality | \$82.10 |
| 2. Residential Remodel (within existing floor area) | \$41.05 |

- If bathrooms are added or remodeled, add lump sum amount	\$9,300.00
- If kitchen is remodeled, add lump sum amount	\$10,200.00
3. Residential use converted from garage, basement, or unfinished area	
- Good Quality	\$83.09
- Average Quality	\$52.46
If bathroom or kitchen is added, include lump sum	\$3,800.00
4. Unfinished Living (not incl. attic)	
- Good Quality	\$90.18
- Average Quality	\$65.68
5. Covered porch/deck	\$20.25
6. Wood decks	\$11.19
7. Residential storage (incl. attic)	
- Good Quality	\$112.73
- Average Quality	\$82.10
8. Outdoor covered kitchen	\$65.68
9. Residential rebuild on existing foundation	
- Good Quality	\$90.18
- Average Quality	\$65.68
10. Sun Room, cabanas, or other similar structures	\$28.30
If conditioned space and integrated with main structure	\$82.10
11. Patio Cover (including pre-fab or listed product)	\$20.25
12. Wood Deck, platform, landings > 30" above grade	\$11.19
13. Fences over 6 foot above grade (projected area)	
- Concrete or Masonry	\$11.04
- Wood	\$1.35
14. Commercial remodel or tenant improvement	
- Type I and II construction	\$100.23
- Type III, IV, and V construction	\$88.90
If restrooms are added or relocated, add lump sum	\$9,800.00
If commercial kitchen is added, add lump sum	\$16,400.00

TABLE 3-A

The basic fee shall be computed and paid as follows: This fee does not include electrical, mechanical, or plumbing "Permit & Inspection Fees." It does not include fees charged for energy compliance review, accessibility compliance review, seismic, nor does it include fees charged by other agencies.

VALUATION	BASIC FEE SCHEDULE
Residential (R-3 and Accessory):	$\$.007 \times \text{valuation} / \text{minimum } \40.00
Commercial and Industrial:	
\$ 1—\$ 500,000	$\$.007 \times \text{valuation} / \text{minimum } \95.00
\$ 500,001—600,000	$\$3,500 + (.00455 \times \text{valuation exceeding } \$500,001)$
\$ 600,001—700,000	$\$3,955 + (.0042 \times \text{valuation exceeding } \$600,001)$
\$ 700,001—800,000	$\$4,375 + (.00385 \times \text{valuation exceeding } \$700,001)$
\$ 800,001—900,000	$\$4,760 + (.0035 \times \text{valuation exceeding } \$800,001)$
\$ 900,001—1,000,000	$\$5,110 + (.00315 \times \text{valuation exceeding } \$900,001)$
\$ 1,000,001—AND GREATER	$\$5,425 + (.0028 \times \text{valuation EXCEEDING } \$1,000,000)$

TABLE 3-B

Permit fees as referenced and based on valuation for Plumbing, Electrical, and Mechanical permits shall be computed individually and paid as follows: This table does not apply to residential permits \$4,000.00 or less.

VALUATION	BASIC PERMIT FEE
Residential (R-3 and Accessory):	$.001 \times \text{valuation}$
Commercial and Industrial:	
\$ 1—\$ 500,000	$\$.001 \times \text{valuation} / \text{minimum } \95.00
\$ 500,001—600,000	$\$500 + (.00065 \times \text{valuation exceeding } \$500,001)$
\$ 600,001—700,000	$\$565 + (.0006 \times \text{valuation exceeding } \$600,001)$
\$ 700,001—800,000	$\$625 + (.00055 \times \text{valuation exceeding } \$700,001)$
\$ 800,001—900,000	$\$680 + (.0005 \times \text{valuation exceeding } \$800,001)$
\$ 900,001—1,000,000	$\$730 + (.00045 \times \text{valuation exceeding } \$900,001)$
\$ 1,000,001—AND GREATER	$\$775 + (.0004 \times \text{valuation EXCEEDING } \$1,000,000)$

(1) Projects \$5,000,000 and greater pay a permit fee of 1% (.01) x valuation in addition to the plumbing, electrical, and mechanical inspection fees in Table 3-B. The amount in excess of the basic fee computed by Table 3-A and Table 3-B is subject to cost accounting on an hourly basis and refunds made available for any funds not used between the basic fee and the 1% permit fee.

For example, a \$5,000,000 project would pay a 1% permit fee of \$50,000. Tables 3-A and 3-B calculates a basic fee of \$23,750 [$(\$5,425 + .0028 \times 4,000,000) + (775 + .0004 \times 4,000,000) \times 3$ (P,E,M)]. Department time on the project would be cost accounted. The amount between the 1% deposit and the basic fee (\$50,000 minus \$23,750) would fund department costs above the basic fee. Any unused portion above the basic fee would be returned at the final of the project.

(2) Any project receiving a higher than normal level of service, such as extended hours to accommodate an expedited schedule, or continuous inspection, must pay the associated costs.

PLACER COUNTY BUILDING DEPARTMENT BUILDING VALUATION DATA

BUILDING STANDARDS-MARCH-APRIL 2002

Occ. and Type	Cost Per Sq Ft		Occ. and Type	Cost Per Sq Ft		Occ. and Type	Cost Per Sq Ft	
	Good	Average		Good	Average		Good	Average
APRIL 2002								
APARTMENT HOUSES:			HOMES FOR THE ELDERLY:			PRIVATE GARAGES:		
Type I or II F.R.*	133.22	108.22	Type I or II F.R.	0.00	126.51	Wood Frame	29.64	0.00
Type V--Masonry (or Type III)	108.22	88.33	Type II--1-Hour	0.00	102.72	Masonry	33.44	0.00
Type V--Wood Frame	100.04	77.84	Type II--N	0.00	98.33	Open Carports	20.25	0.00
Type I--Basement Garage	45.63	0.00	Type III--1-Hour	0.00	107.00	PUBLIC BUILDINGS:		
AUDITORIUMS:			Type III--N	0.00	102.61	Type I or II F.R.*	150.55	0.00
Type I or II F.R.	0.00	127.87	Type V--1-Hour	0.00	103.34	Type II--1-Hour	122.00	0.00
Type II--1-Hour	0.00	92.60	Type V--N	0.00	99.80	Type II--N	116.63	0.00
Type II--N	0.00	87.61	HOSPITALS:			Type III--1-Hour	126.65	0.00
Type III--1-Hour	0.00	97.36	Type I or II F.R.*	0.00	199.10	Type III--N	122.24	0.00
Type III--N	0.00	92.36	Type III--1-Hour	0.00	164.83	Type V--1-Hour	115.91	0.00
Type V--1-Hour	0.00	93.09	Type V--N	0.00	157.25	Type V--N	111.75	0.00
Type V--N	0.00	86.86	HOTELS AND MOTELS:			PUBLIC GARAGES:		
BANKS:			Type I or II F.R.*	0.00	123.22	Type I or II F.R.*	59.65	0.00
Type I or II F.R.*	0.00	180.68	Type III--1-Hour	0.00	106.76	Type I or II open parking*	44.77	0.00
Type II--1-Hour	0.00	133.11	Type III--N	0.00	101.75	Type II--N	34.16	0.00
Type II--N	0.00	128.83	Type V--1-Hour	0.00	92.96	Type III--1-Hour	45.14	0.00
Type III--1-Hour	0.00	146.89	Type V--N	0.00	91.14	Type III--N	40.14	0.00
Type III--N	0.00	141.64		0.00	0.00	Type V--1-Hour	41.11	0.00
Type V--1-Hour	0.00	133.11	INDUSTRIAL PLANTS:			RESTAURANTS:		
Type V--N	0.00	127.50	Type I or II F.R.	0.00	69.41	Type III--1-Hour	118.84	0.00
	0.00	0.00	Type II--1-Hour	0.00	48.31	Type III--N	114.81	0.00
BOWLING ALLEYS:			Type II--N	0.00	44.41	Type V--1-Hour	108.82	0.00
Type II--1-Hour	0.00	62.22	Type III--1-Hour	0.00	53.19	Type V--N	104.56	0.00
Type II--N	0.00	58.08	Type III--N	0.00	50.14	SCHOOLS:		
Type III--1-Hour	0.00	67.72	Tilt-up	0.00	36.60	Type I or II F.R.	0.00	0.00
Type III--N	0.00	63.31	Type V--1-Hour	0.00	50.14	Type II--1-Hour	92.60	0.00
Type V--1-Hour	0.00	45.63	Type V--N	0.00	45.67	Type III--1-Hour	99.07	0.00
CHURCHES:			JAILS:			Type III--N	95.28	0.00
Type I or II F.R.	0.00	121.02	Type I or II F.R.	0.00	194.11	Type V--1-Hour	92.84	0.00
Type II--1-Hour	0.00	90.90	Type III--1-Hour	0.00	177.52	Type V--N	88.57	0.00
Type II--N	0.00	86.39	Type V--1-Hour	0.00	133.11	SERVICE STATIONS:		
Type III--1-Hour	0.00	98.82		0.00	0.00	Type II--N	81.98	0.00
Type III--N	0.00	94.43	LIBRARIES:			Type III--1-Hour	85.53	0.00
Type V--1-Hour	0.00	92.36	Type I or II F.R.	0.00	142.01	Type V--1-Hour	72.84	0.00
Type V--N	0.00	86.86	Type II--1-Hour	0.00	103.94	Canopies	34.16	0.00
	0.00	0.00	Type II--N	0.00	98.82	STORES:		
CONVALESCENT HOSPITALS:			Type III--1-Hour	0.00	109.81	Type I or II F.R.*	100.53	0.00
Type I or II F.R.*	0.00	169.82	Type III--N	0.00	104.31	Type II--1-Hour	61.49	0.00
Type II--1-Hour	0.00	117.85	Type V--1-Hour	0.00	115.30	Type II--N	60.15	0.00
Type III--1-Hour	0.00	120.78	Type V--N	0.00	98.82	Type III--1-Hour	74.78	0.00
Type V--1-Hour	0.00	113.82		0.00	#VALUE!	Type III--N	70.16	0.00
DWELLINGS:			MEDICAL OFFICES:			Type V--1-Hour	62.95	0.00
Type V--Masonry	118.21	91.50	Type I or II F.R.*	0.00	145.79	Type V--N	58.20	0.00
Type V--Wood Frame	112.73	82.10	Type II--1-Hour	0.00	112.48		0.00	0.00
Basements--			Type II--N	0.00	106.88	THEATERS:		
Semi-Finished	28.30	24.53	Type III--1-Hour	0.00	122.00	Type I or II F.R.	133.97	0.00
Unfinished	21.60	17.81	Type III--N	0.00	113.59	Type III--1-Hour	97.60	0.00
FIRE STATIONS:			Type V--1-Hour	0.00	110.04	Type III--N	92.96	0.00
Type I or II F.R.	0.00	139.57	Type V--N	0.00	106.14	Type V--1-Hour	91.87	0.00
Type II--1-Hour	0.00	91.87	OFFICES:**			Type V--N	86.86	0.00
Type II--N	0.00	86.62	Type I or II F.R.*	0.00	130.31	WAREHOUSES:***		
Type III--1-Hour	0.00	100.53	Type II--1-Hour	0.00	87.24	Type I or II F.R.	60.27	0.00
Type III--N	0.00	96.26	Type II--N	0.00	83.09	Type II or V--1 Hour	35.74	0.00
Type V--1-Hour	0.00	94.31	Type III--1-Hour	0.00	94.18	Type II or V--N	33.56	0.00
Type V--N	0.00	89.43	Type III--N	0.00	90.05	Type III--1-Hour	40.50	0.00
			Type V--1-Hour	0.00	88.21	Type III--N	38.55	0.00
			Type V--N	0.00	83.09	EQUIPMENT		
						AIR CONDITIONING:		
						Commercial	5.11	0.00
						Residential	4.27	0.00
						SPRINKLER SYSTEMS		
							3.17	0.00

*Add 0.5 percent total cost for each story over three.

***Deduct 11 percent for mini-warehouses.

**Deduct 20 percent for shell only buildings.

These fees include the Regional Modifier of 0.97.

Building Permit Fee Comparison

<u>Examples</u>	<u>Existing Fee</u>	<u>Restructured Fee</u>
Single Family Dwelling 2000 sf. Living Area 600 sf. Garage 226 sf. Deck Valuation – \$184,512.94	Building Permit- 645.80 Plancheck- 645.80 Plumbing- 184.51 Electrical- 184.51 Mechanical- 184.51 Energy P.C.- 95.00 Driveway- 85.00 Grading- 35.00 Seismic- 18.45 <u>Records-</u> 20.00 Total- 2098.58	645.80 645.80 184.51 184.51 184.51 95.00 85.00 35.00 18.45 <u>20.00</u> 2098.58
Single Family Dwelling 4000 sf. Living 1000 sf. Garage 226 sf. Deck Valuation – \$483,088.94	Building Permit- 1,690.81 Plancheck- 1,690.81 Plumbing- 483.09 Electrical- 483.09 Mechanical- 483.09 Energy P.C.- 143.31 Driveway- 85.00 Grading- 35.00 Seismic- 48.31 <u>Records-</u> 20.00 Total- 5,162.51	1,690.81 1,690.81 483.09 483.09 483.09 143.31 85.00 35.00 48.31 <u>20.00</u> 5,162.51
Residential Addition Includes Plumb., Elec., Mech. 500 sf. Living Valuation – \$41,050.00	Building Permit- 143.68 Plancheck- 143.68 Plumbing- 41.05 Electrical- 41.05 Mechanical- 41.05 Energy P.C.- 45.00 Seismic- 4.11 <u>Records-</u> 20.00 Total- 479.62	143.68 143.68 41.05 41.05 41.05 45.00 4.11 <u>20.00</u> 479.62
Residential Remodel Includes Plumb., Elec., Mech. Valuation - \$45,000	Building Permit- 157.50 Plancheck- 157.50 Plumbing- 45.00 Electrical- 45.00 Mechanical- 45.00 Seismic- 4.50 <u>Records-</u> 20.00 Total- 474.50	157.50 157.50 45.00 45.00 45.00 4.50 <u>20.00</u> 474.50

Detached Garage Includes Elec. 500 sf. Valuation – \$14,820	Building Permit- Plancheck- Electrical- Seismic- <u>Records-</u> Total-	66.69 66.69 14.82 1.48 <u>20.00</u> 169.68	51.87 51.87 14.82 1.48 <u>20.00</u> 140.04
Commercial Office 5000 sf. Valuation – \$431,300.00	Building Permit- Plancheck- Plumbing- Electrical- Mechanical- Energy P.C.- Access P.C.- Seismic- <u>Records-</u> Total-	1,509.55 1,509.55 431.30 431.30 431.30 138.13 138.13 90.57 <u>20.00</u> 4,699.83	1,509.55 1,509.55 431.30 431.30 431.30 138.13 138.13 90.57 <u>20.00</u> 4,699.83
Industrial Warehouse 25000 sf. Valuation - \$918,250.00	Building Permit- Plancheck- Plumbing- Electrical- Mechanical- Energy P.C.- Access P.C.- Seismic- <u>Records-</u> Total-	2,583.75 2,583.75 738.21 738.21 738.21 186.83 186.83 192.83 <u>20.00</u> 7,968.62	2,583.74 2,583.74 738.21 738.21 738.21 186.82 186.82 192.83 <u>20.00</u> 7,968.58
Residential Addition Includes Elec. & Mech. 500 sf. Valuation - \$41,050	Building Permit- Plancheck- Electrical- Mechanical- Energy P.C.- Seismic- <u>Records-</u> Total-	164.20 164.20 41.05 41.05 45.00 4.11 <u>20.00</u> 479.61	143.68 143.68 41.05 41.05 45.00 4.11 <u>20.00</u> 438.57
Residential Detached Garage No Electric 500 sf. Valuation - \$14,821	Building Permit- Plancheck- Seismic- <u>Records-</u> Total-	59.28 59.28 1.48 <u>20.00</u> 140.04	51.87 51.87 1.48 <u>20.00</u> 125.22
Residential Remodel Includes Electrical Only Valuation - \$45,000	Building Permit- Plancheck- Electrical- Seismic- <u>Records-</u> Total-	202.50 202.50 45.00 4.50 <u>20.00</u> 474.50	157.50 157.50 45.00 4.50 <u>20.00</u> 384.50

Residential Remodel	Building Permit-	158.04	190.05
Includes Elec., Plumb. & Mech.	Plancheck-	158.04	190.05
Includes Bathroom	Plumbing-	45.16	54.30
1100 sf.	Electrical-	45.16	54.30
Valuation - \$54,300	Mechanical-	45.16	54.30
	Seismic-	4.52	5.43
	<u>Records-</u>	<u>20.00</u>	<u>20.00</u>
	Total-	476.08	568.43

