



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

BUILDING

Bob Martino
Chief Building Official

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Bob Martino, Chief Building Official
Building Department
DATE: April 7, 2009
SUBJECT: Placer County Local Building Code Amendment Clean-up of Article 15.04 of the Placer County Code.

ACTION REQUESTED:

The Building Department of Placer County recommends the Board adopt an Ordinance amending Article 15.04 of the Placer County Code and a Resolution adopting findings pursuant to Health and Safety code Section 17958.5 authorizing local modifications to the California Building Standards Code.

BACKGROUND:

On January 1, 2008, Placer County was mandated to enforce the 2007 California Building Standards Codes, based on the 2006 Edition of the International Building Codes. In order to seamlessly transition Placer County's existing local amendments into the new California Codes, the Placer County Board of Supervisors adopted the 2007 California Building Code on November 6, 2007, with local amendments, for an effective date of January 1, 2008.

ANALYSIS:

Since adoption of the 2007 California Building Code, the Building Department and building community have been working to understand and implement many of the new code requirements. The California Building Code, now based on the International set of codes, has presented challenges for the continuing and consistent application of Placer County specific requirements, due to the differences in code philosophy. As with any new document, within the process of becoming more familiar with the differences, nuances and complexities of this code, instances have come to staff's attention where additional language, clarification, and corrections to the local provisions are needed.

There are also recognizable differences between this code and past codes whereby some of the previous provisions that served as the core for the implementation of the County's local requirements no longer exist. As an example,

- The adopted code does not address certain requirements of the state's accessibility requirement making it necessary to insert language into the County's Building Code to insure proper compliance.

- Permit and plancheck expiration timeframes have been addressed to maintain consistency with historical and current county policy.
- Swimming pool barrier requirements are inconsistent with California law.
- Snow-load design criteria requirements have changed making it necessary to expand Placer County site specific snow loading.

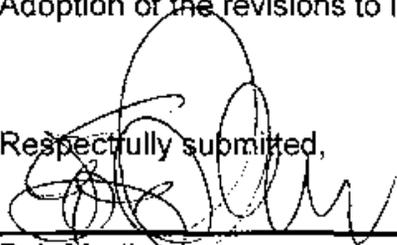
These changes constitute the administrative needs for the department to continue with enforcement requirements, and assist in insuring uninterrupted application of the current code with no additional costs or new regulatory burdens associated with these revisions.

As noted in the attached Exhibits, other minor technical changes are proposed to assure consistency with adopted state regulations. These proposed changes will allow the County to implement its Building Code in a manner consistent with state law and in a manner consistent with past County practice. There will be no fiscal impact to the county due to these modifications and these changes will aid the design and building community with cost-effective design criteria.

FISCAL IMPACT:

Adoption of the revisions to local amendments would have no fiscal impact.

Respectfully submitted,



Bob Martino
Chief Building Official

Attached to this report for the Board's information/consideration are:

Attachments: Exhibit 1- Ordinance amending Placer County Code, Chapter 15, Relating to Local Code Modifications and Requirements.

Exhibit 2 -- Resolution adopting Express Findings pursuant to Health and Safety Code Section 17958.5 authorizing Local Modifications to the California Building Code Standards.

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

In the matter of:

AN ORDINANCE AMENDING PLACER COUNTY
CODE, CHAPTER 15, RELATING TO LOCAL
CODE MODIFICATIONS AND REQUIREMENTS.

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 DOES 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.

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, 2434-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, 3326-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 11-04-86 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, 4073-B, 4013-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, 4333-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 4452-B.

The 1991 UBC was replaced on 1-1-96 by the 1994 UBC with Ordinance 4688-B.

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

The 1997 UBC was replaced on November, 6, 2007 by the 2007 California Building Code, with Ordinance 5490-B.

15.04.010 Adoption.

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 International Building Code Appendix Chapter 1 - Administration, Appendix B - Board of Appeals, Appendix C Group U - Agricultural Buildings, Appendix I - Patio Covers, and Appendix J Grading.

- A. International Building Code 2006 edition as adopted in The California Building Standards Code (The 2007 California Building Code), which adopts those standards with state agency modifications within the scope of their authority.
- B. National Electrical Code 2005 edition as adopted in The California Building Standards Code (The 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, California Administrative Code, Provisions for the National Electrical Code, 2007 Edition, published by International Code Council (ICC).
- C. Uniform Plumbing Code 2006 edition as adopted in The California Building Standards Code, including appendices (The 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 2006 edition as adopted in The California Building Standards Code, including appendices (The 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. 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 ICC.
- F. International Fire Code 2006 edition including Appendices as adopted in The California Building Standards Code (The 2007 California Fire Code), which adopts those standards with state agency modifications within the scope of their authority, published by ICC.
- G. International Property Maintenance Code 2006 Edition, published by ICC, as modified by The California Health and Safety Code, Title 25 of the California Code of Regulations, and as further modified in Article 15.56.
- 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 and 104.11 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 International Codes; The International Residential Code; 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 Appendix Chapters; National Fire Protection Association Standards; the Uniform Solar Energy Code, as published by IAPMO; American National Standard, published by American National Standards Institute, Inc.; Masonry Fireplaces, Masonry Institute; and other Nationally recognized Standards. (Ord. 5200-B (part), 2002; Ord. 4959-B (part), 1999; prior code § 4.1)

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 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 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 Fire Code.

- A.1. International Fire Code (IFC) as adopted above with approved amendments and appendix chapters, and all State Fire Marshal codes delegated to local agencies, are to be enforced by the Chief of each fire district, CSA, or as designated by contract. In the absence of the above, the Office of Emergency Services shall act as the County Fire Marshal. Where provisions in the 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 will be valid after such amendments are first authorized by the fire district board and then approved by the board of supervisors.
- B. Section 103.1 of the IFC, Department of Fire Prevention – General, is amended 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 108 of the IFC, Board of Appeals, is amended 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 109.2 of the IFC, Notice of Violation, is amended to 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 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 903.2 of the 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 IFC or the California State Fire Marshals regulations, and/or local fire district ordinances applicable to a project are more restrictive, then the more restrictive shall apply. Where additions increase the total size of the building to 3,600 square feet or more, the

- addition and the existing occupancy/building shall be provided with an approved automatic sprinkler system. Fire separation areas shall not be used to reduce this requirement.
- G. Section 903.4 of the IFC, Sprinkler System Monitoring and Alarms, is amended to read:
All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically supervised. Valve supervision and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.
EXCEPTION: Group R, Division 3 Occupancies will only be monitored if required by the local jurisdiction.
- H. Section 907.2 of the IFC, 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 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 907 of the IFC or NFPA 72 (1999) if the specific occupancy is not covered in the 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 3404.2.9.5.1 of the 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 IFC or recognized equivalent.
- J. Section 3406.4 of the IFC, 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 3406.4
- K. Section 3401.1 of the IFC, Scope and Application, is amended by adding the following:
It shall be unlawful to store flammable liquids as defined in Chapter 34 of the International Fire Code including gasoline and other motor fuels, in above ground storage containers, either portable or installed, in a RS, RM, RA, RF, F or AE zoned area on a parcel of less than ten (10) acres. In areas where above ground storage is permitted, minimum distances from property lines and structures for a tank of any type shall be not less than 50 feet. The limitations/prohibitions of this section shall also apply to areas in Squaw Valley designated as Low Density Residential (LDR), High Density Residential (HDR), Forest-Recreation or Conservation Preserve. In addition, the limitations/prohibitions of this section shall apply to areas in the Lake Tahoe Basin which are designated as Tourist/ Residential, Tourist, Residential, Recreation and Conservation.
Any above ground storage must be approved, in writing, by an official of the appropriate fire protection department/district. This section shall not be applicable to portable containers suitable for such storage of 5 gallons or less.
- L. Section 2301 of the 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 C, Table C105.1 of the IFC, Number and distribution of fire hydrants, is amended to read:

**TABLE C 105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

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

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

(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 Building Code are modified by the following additions and deletions:

A. Board of Appeals.

Appendix Chapter 1 Section 112 - Board of Appeals. **Replace with the following:**

- (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 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-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. Disabled and Fire Official members: The terms of office of each 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 - Violations. IBC Section 113.1, add: Replace with the following:

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~~ Article 1.24, Chapter 1, Section 1.24.010, Placer County Code) and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this 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~~ Article 1.24, Chapter 1, Section 1.24.010, Placer County Code, for general penalty provisions.) Any punishment under this section does not waive any requirements for Code compliance.

C. Work Not Requiring a Building Permit:

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

Work exempt from permit. Add IBC Section 105.2 (14 - ~~22~~) to read as follows: (See IBC Section 105.2 for paragraphs 1 through 13)

14. Agricultural buildings or structures as defined in 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, or 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 therefor. 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, which may also require approval by the Agricultural Commissioner, and payment of the current prescribed recording and handling fee.
15. Second exit seasonal snow tunnels for dwellings which comply with Placer County Zoning requirements, are temporary buildings and are exempted from building permit requirements.
16. Gantry cranes and similar equipment used in conjunction with a valid building permit and removed upon expiration of the permit or completion of the work covered by the permit.
17. Radio and television antennas which do not exceed 45 feet in height and ground supported dish antennas not exceeding 15 feet in height above finished grade in any position.
18. Sheds, self-contained portable offices, or storage buildings, and other structures incidental to and for work authorized by a valid building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
19. Playground equipment.
Exception: Commercial sites shall be accessible and play surfaces shall meet minimum State of California requirements.
20. Wire fences not over 12 feet in height for residential uses and other fences not over six feet in height.
21. 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, except when cabinet work contains plumbing, electrical or is required by CBC Chapter 11 to be accessible.

22. Decks and platforms accessory to R-3 occupancies not more than 30-inches above grade and not used as part of the required exiting system.

D. Permit Issuance.

Add to Chapter 2 Section 202 Definitions:

BEDROOM: A room that meets the minimum dimension, area, and height requirements for a habitable room as specified in Section 1208.3 and that has an adjoining area or space that may be utilized as a closet, whether or not the room is actually utilized for sleeping purposes.

Appendix Chapter 1 Section 105.3 Application for Permit:

1. Add the following to IBC Section 105.3.1, Action on Application:
 - a. Prior to the issuance of any building permit, approval from the Fire District is required for fire code items adopted by State law, County Code or by the Fire District when approved by the Board of Supervisors.
 - b. Prior to issuance of any building permit, a certificate of compliance is required from school districts (except where exempt by State law) and from fire districts where a capital facilities plan has been approved by the Board of Supervisors.

2. Change IBC Section 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, who requests in writing, qualifies for one extension 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 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.

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

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

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. ~~a.~~ Permits issued after the date of Ordinance 3681 shall have the same time frame constraints and expiration dates as those established by TRPA.
 - e. ~~b.~~ Building permits will not be issued until approvals have been obtained from all county departments.

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 108.2 - Schedule of Permit Fees

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 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.

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 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

G. Other Building Permit Fees.

1. A reinspection fee 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. 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. Residential partial inspections and phased projects identified during the inspection process that require additional inspections shall pay the fee prescribed in the Building Department Fee schedule. The number of inspections shall be determined by the senior inspector or supervising staff.
- ~~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.
- ~~3.~~ 4. 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 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.
4. 5. 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 the fee prescribed in the Building Department Fee Schedule. In instances where inspection trips are required outside the county, the fee prescribed in the Building Department Fee Schedule (plus any additional costs to the County) will be charged during normal business hours.
- ~~5.~~ 6. Mobile home installation fees shall be based upon the latest version of Title 25 of the California Administrative Code.
- ~~6.~~ 7. 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 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 the prescribed administrative fee.
- b. Permits may be granted an administrative ninety (90) day extension without fees upon approval of the chief building official or assignee.

7. ~~8.~~ A grading fee as prescribed in the Building Department Fee Schedule (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 same installation pad is being used.

8. ~~9.~~ A fire-safe regulation fee 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. **This fee is not applicable for projects in the North Tahoe Fire District.**

9. ~~10.~~ Permit investigation fees (double fees) shall be assessed when work is performed without a permit. The fee shall be based on the computed cost of the permit fee, plancheck, plumbing, electrical, and mechanical fee.
 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 **did not create the violation and is obtaining proper permit(s) to correct the violation.**
 c. **The property owner has voluntarily contacted the building department to remedy unpermitted construction that would have normally required a building permit at the time the work was performed.**

II. Permit Fee Exemptions and Refunds.

Appendix 1 Section 108.6

Add the following to IBC Section 108.6:

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.~~

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 109 - Inspections.

Add the following to IBC Section 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 110 - Certificate of Occupancy.

1. Add the following to IBC Section 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.

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 IBC Section 110.2 Certificate Issued: and delete item 10.

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

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

K. Smoke Detectors.

Section 907.2.10 Single- and Multiple-station smoke alarms.

Add the following to IBC Section 907.2.10, Location within dwelling units:

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.

~~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 **1**. Change to read as follows: **Add:**

- ~~3. 1.~~ **A barrier shall be provided for pools.** 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 **for a minimum of 30 seconds within 7 seconds, and shall be capable of providing a sound pressure level of not less than 85 dBA** when the door and its screen, if present are opened or left ajar. **The alarm shall automatically reset under all conditions. The alarms may be equipped with a means to temporarily deactivate the alarm for a single opening. This deactivation mechanism shall be at least 54 inches above the door threshold.** 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.

Amend IBC Section 3109.4.4.2 ~~3~~ Item 5. Change to read as follows:

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

M. Outdoor Lights Serene Lakes.

Section 312 -- Utility and Miscellaneous Group U Add the following as new subsection 312.2, 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 2308.1.1-- Portions exceeding limitations of conventional construction. Add the following:

Structures which otherwise qualify, for Conventional Construction may utilize soil profile types C or D based on the design professionals assessment of the site in combination with public records maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report identifies conditions sufficient to classify the site as E or F as defined in the 2006 IBC.

O. Building Addresses.

Section 502.2 – Address Numbers. Add as a new section to read as follows:

Approved numbers of addresses shall be placed on all new, remodeled and altered buildings (commercial and/or residential) in such a position as to be plainly visible and legible from the street or road fronting the property. Whenever the numbers on the building will not be clearly visible from the access street or road fronting the property, the numbers will be placed at the street or access road in a manner which is clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum 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 County.
4. IBC Section 1608 - Snow Loads 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.

Any stress increase for load duration allowed by the NDS per IBC Section 2306.1 may not be used above 5000' elevation unless an architect, civil or structural engineer, licensed in California can show that the design load will not exceed two (2) months' duration during the life of the structure.

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

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

5. IBC Chapter 16, Section 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 CBC Section 1507.2.8.2.**
6. IBC Section 1608. Add the following:

Design Requirements for Conventional Construction Structures:

Structures normally governed by Section 2308, which are located in areas where the roof snow load exceeds 50 pounds per square foot, shall have both the gravity and lateral structural system designed by duly licensed design professional(s). Such structures, which otherwise qualify for Conventional Light-Frame Construction in Section 2308, may utilize soil profile types of C or D based on the design professional's assessment of the site in combination with public record maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report has identified soils conditions sufficient to classify the soil type as E or F as defined in the 2006 IBC

7. IBC Section 1608 —Ground snowloads. Add the following:

TABLE A-16-C

ELEVATION ABOVE SEA LEVEL	GROUND SNOWLOAD Pg (P.S.F.)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH Dg
Up to 1,600 ft.	Use IBC Table	1607.1	
1,000 ft.	10#		
1001 - 1600 ft. (*)	20#	20.0	
1,601 - 2,500 ft. (**)	29#	20.0	
2,501 - 3,000 ft.	55#	20.0	3.0 ft.
3,001 - 3,500 ft.	70#	20.0	3.8 ft.
3,501 - 4,000 ft.	100#	20.0	5.0 ft.
4,001 - 4,500 ft.	160#	22.7	6.5 ft.
4,501 - 5,000 ft.	200#	24.5	8.2 ft.
5,001 - 5,500 ft.	260#	26.7	9.7 ft.
5,501 - 6,000 ft.	315#	27.0	11.7 ft.
6,001 - 6,500 ft.	375#	29.6	12.7 ft.
6,501 - 7,000 ft.	430#	30.1	14.3 ft.
7,001 - 7,500 ft.	490#	30.6	16.0 ft.
7,501 ft. up	545#	32.4	16.8 ft.

(*) (**) See notes below

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

TABLE A-16-D

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

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

(**) Roof live load reductions specified in section 1607.11.2 are not permitted above 1,600 ft. elevation. Interpolation may be made at 100 ft. increments (any fraction of 100 ft. will be considered as 100 ft.)

~~NOTE: IBC roof live load reductions specified in Section 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 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 A-16-C and A-16-D based upon the distance of the site from the transition zone.

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

TABLE A-16-E*
(IMPACT LOADS TO BE USED IN CONJUNCTION WITH THE 2007 CBC 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 _u (Upper)	0.0	Pf (Lower)	P _t = Pf (Lower)
Greater than .5 Hg but less than or equal to 10'0"	Pf _u (Upper)	0.4	Pf (Lower)	P _t = [Pf _u (Upper) × 0.4] + Pf (Lower)
Greater than 10'0" but less than or equal to 18'0"	Pf _u (Upper)	1.0	Pf (Lower)	P _t = [Pf _u (Upper) × 1.0] + Pf (Lower)
Greater than 18'-0"	Pf _u (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)

$P_{u1} = \text{Impact factor} \times P_f (\text{upper})$

Design snow load shall not be used to resist P_{u1} .

P_f s = Designed roof load with pitch reduction.

See CBC Chapter 16 for other symbol explanation.

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

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

ELEVATION ABOVE MEAN SEA LEVEL.	^{*3 sec. gust per section 1609.3} BASIC WIND SPEED (fastest mile)
Up to 5000 feet	85 mph
5001 to 7000 feet	85 100 mph
7001 to 8000 feet	90 105 mph
8001 and Up	100 116 mph

Q. Plumbing and Mechanical Requirements in Snow Areas. for ~~Locations Above Five-Thousand~~ (5,000) Feet Elevation.

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 International Fire Code, the local fire department and/or the State Fire Marshal and the 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~~ California Plumbing Code Section 906 is amended to add subparagraph 906.8 to read as follows:

All plumbing vents, B-vents, chimneys, and misc. obstructions projecting through the roof shall be protected from damage by sliding snow or ice. These conditions apply whenever the roof slope is 3 units vertical in 12 units horizontal (25% slope) or greater, except for those projections within 36 inches of the ridge. This shall be accomplished by using guys, formed metal guards ("Crickets"), saddles, or other methods approved by the Building Official. This section shall apply at elevations above ~~5,000~~ 4,000 feet.

R. Roof Construction and Fire Retardant Requirements.

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

- a. Spaced roof sheathing is permitted when installed in accordance with IBC Table 1507-8 & Table 2304.7(1) & 2304.7(2) when the design roof live load or snowload is less than 30 PSF and spaced roof sheathing is not prohibited by the required listing of the roofing material or by the designer.
- b. Draft stops conforming to IBC Section 717.3.3 & 717.4.3 are required in the floor/ceiling assemblies and attics of residential occupancies. Draft stopping shall divide the concealed space into approximately equal areas.

2. IBC 1505 and Table 1505.1: Roofs shall conform to the provision of Section 1505 & Table 1505.1 IBC except as herein modified: (Provisions in 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. Foundations and Slab Floor Moisture Protection.

IBC Section 1805.2 – Depth of Footings. Add the following exceptions:

Exceptions: 1. A one-story wood or metal framed building not used for human occupancy and not over 400 square feet in floor area may be constructed with walls supported on a wood foundation plate when approved by the building official. Provisions to address uplift shall be included in the submittal.

2. The support of buildings by posts embedded in earth shall be designed as specified in Section 1805.7. Wood posts or poles embedded in earth shall be pressure treated with an approved preservative. Steel posts or poles shall be protected as specified in Section 1808.2.17

IBC Section 1910 - 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.

~~F. Fire Protection for Chimneys.~~

~~IBC Section 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 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 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 com-

munity 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 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 2006 International Code Council Electrical Code Administrative Provisions.

The following amendments and additions are made to the 2006 International Code Council 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—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 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— 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.

c. An area clear of obstructions shall be maintained at electrical service panel's locations above 3,500 foot elevation or where the ground snow load is greater than 70 psf.

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

15.04.090 Uniform California Mechanical Code.

The following sections of the 2006 California Mechanical Code Appendix Chapter I 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 Uniform California Plumbing Code.*

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

- A. Appendix 1 Section 102.0— 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 101.4.1.2 to UPC- Maintenance. 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 office.

- B. The petition shall be filed in triplicate with the clerk of the board of supervisors and shall set forth the facts giving rise to such violation.
- C. Upon receipt of the petition, the clerk of the board of supervisors shall set a date for hearing on the petition by the board of supervisors and shall mail a copy of the petition and notice of the hearing to the owner responsible for the violation.
- D. In passing upon such petition, the board of supervisors shall pass upon the truth of the allegations of such petition and shall determine whether or not notice of the violation shall be recorded by the clerk of the board of supervisors in the county recorder's office. (Ord. 5200-B (part), 2002; prior code § 4.200)

**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. _____

