

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

In the matter of:

AN ORDINANCE ADOPTING
THE 2013 CALIFORNIA BUILDING STANDARDS
CODE, ADOPTING FINDINGS TO AUTHORIZE
ENACTMENT OF LOCAL CODE MODIFICATIONS
AND REQUIREMENTS, REAFFIRMING EXISTING
AMENDMENTS OF PLACER COUNTY CODE,
CHAPTER 15, ARTICLE 15.04 AND ADOPTING
ADDITIONAL AMENDMENTS THERETO

Ord. No.: _____
FIRST READING: November 12, 2013
SECOND READING: _____

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

- Ayes:
- Noes:
- Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

Ann Holman

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

Section 1. The Board adopts the 2013 California Building Standards Code, Title 24 of the Cali-
fornia Code of Regulations.

Section 2. The Board hereby adopts following findings pursuant to Health & Safety Code sections 17958.5 and 17958.7 in order to authorize local modifications to the 2013 California Building Standards Code:

1. The Board finds that modifications or changes to the California Building Standards Code are reasonably necessary because of local climatic, geological or topographical conditions.
2. The Board has identified certain changes to the California Building Standards Code, which are necessary for the preservation of the public health and safety and welfare due to, the unique local climatic, geological and topographical conditions found within Placer County
3. Specifically, the County of Placer encompasses a variety of climactic zones and elevations from near sea level to over 10,000 feet in elevation, including some of the heaviest snowfall areas in the United States, all of which gives rise to the need for a variety of building requirements especially applicable to the need of each zone.
4. The County of Placer contains a diversity of soils types, geologic structures and geomorphologic conditions that can affect the need for special building and testing requirements for structures in different parts of the County.
5. The terrain of Placer County varies from nearly level farmland in the West to extremely steep mountains in the East with numerous rivers and streams flowing through the County that create differing impediments to public safety access to areas of the County that may be inhabited.
6. The Board concludes that the foregoing findings are complete and adequate pursuant to Health and Safety Code section 17958.7 (a) for the purposes of approving the County's amendments to the California Building Standards Code, which amendments are included in the attached Exhibit A.

Section 3. The Board reaffirms existing amendments of the California Building Standards Code as set forth in Placer County Code Chapter 15, Article 15.04 and hereby adopts further amendments thereto as set forth in Exhibit "A", which is attached hereto and incorporated herein as if set forth in full.

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

EXHIBIT A

Section 1: That section 15.04.010 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.010 Purpose and authority.

The purpose of this article is to adopt by reference the ~~2010~~ **2013** Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, subject to the definitions, clarifications, and the amendments set forth in this article. The purpose of this article is also to provide minimum requirements and standards for the protection of the public safety, health, property and welfare of the county of Placer. The ordinance codified in this article is adopted under the authority of Government Code Section 50022.2 and Health and Safety Code Section 18941.5. (Ord. 5629-B § 3, 2010)

Section 2: That section 15.04.060 of Article 15.04 of Chapter 15 of the Placer County Code is hereby added and shall read as follows:

15.04.060 Residential Standard Plans.

Subsequent standard plans are not acceptable when they differ from the prior set of plans that were submitted, including but not limited to: different subdivision, different snow load, different topography, different soil conditions, and/or 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).

Section 3: That section 15.04.100 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.100 Adoption of California Building Codes.

The following publications are hereby adopted by reference and incorporated in this article, except as expressly amended or superseded by the provisions of this article. The ~~2010~~ **2013** Triennial Edition of Title 24, California Code of Regulations (CCR) consisting of the following parts:

Part 2 - California Building Code, Part 2.5 - California Residential Building Code, Part 3 - California Electrical Code, Part 4 - California Mechanical Code, Part 5 - California Plumbing Code, Part 6 - California Energy Code, Part 8 - California Historical Building Code, Part 9 - California Fire Code, Part 10 - California Existing Building Code, Part 11 - California Green Building Standards Code (CALGreen Code), Part 12 — Reference Standards Code. (Ord. 5629-B § 3 2010)

Section 4: That section 15.04.110 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.110 Building Code adopted.

California Building Code, ~~2010~~ **2013** Edition Volumes 1 and 2, based on the ~~2009~~ **2012** International Building Code including, the administrative provisions in Chapter 1, Division II and among the Appendices, Appendix C Group U - Agricultural Buildings and Appendix J - Grading, as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 2. (Ord. 5629-B § 3, 2010)

Section 5: That section 15.04.122 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.122 Work not requiring a building permit.

Chapter 1 Section 105 - Permits. Delete Sections 105.1.1 and 105.1.2, Work exempt from permit. Add items 14 to 22 to Section 105.2, Building: to read as follows:

Amend Section 105.2 – “Work exempt from permit” – item 1, to read as follows:

One-story detached residential accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and is less than 12 feet in height measured from the lowest adjacent grade to the highest roof projection. A permit is required for any electrical, mechanical or plumbing work installed.

Amend Section 105.2 – “Work exempt from permit” – Item 2, to read as follows:

Wire fences not over 12 feet in height for residential uses and other fences not over 7 feet in heights.

Amend Section 105.2 – “Work exempt from permit” – item 7, add the following:

Except when the cabinet work contains plumbing, electrical or is required to be accessible per CBC Chapter 11.

Work exempt from permit. Add items 14 to 20 to Section 105.2, Building: to read as follows:

18. Sheds, self-contained portable offices, or storage buildings, and other structures incidental to and for work authorized by a valid building permit, **or when such structures are used in conjunction with a Federal, State, or Local infrastructure improvement project (such as road, sewer, and water line projects) when approved by the Chief Building Official.** Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.
- ~~19. Wire fences not over 12 feet in height for residential uses and other fences not over 6 feet in height.~~
- ~~20~~ **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, plumbing or mechanical systems nor more than two squares of roofing.
- ~~21~~ **20.** Repairs exempt from permit requirements are minor and shall not include any addition, change or modification in use or in construction. The determination of the applicability of this exemption shall be within the discretion of the Chief Building Official.
- ~~22. Specifically exempt from permit requirements without limit to valuation are: (a) Cabinet work, except when cabinet work contains plumbing, electrical or is required by CBC Chapter 11 to be accessible. (Ord. 5629-B § 3, 2010)~~

Section 6: That section 15.04.130 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.130 Materials and construction methods for wildfire exposure.

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

1. Revise Exception 2 to read as follows:

Buildings of an accessory character classified as Group U occupancy less than 500 sq. ft. and located at least 50 feet from an applicable building.

2. Add to Exception 3 to read as follows:

Buildings classified as Group U agricultural buildings, as defined by Placer County agricultural building exemption and as defined in Section 202 of these codes, when located at least 50 feet from applicable buildings.

3. Add to Exception 4 to read as follows:

unless remodel includes the replacement of roofing, siding, and windows, within one year, as defined in Building Service Division policy manual.

- ~~4. Add Exception 5:~~

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

~~(Ord. 5629-B § 3, 2010)~~

Section 7: That section 15.04.133 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.133 Soil types—Conventional construction.

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

Structures which otherwise qualify, for Conventional Construction may utilize soil profile types C or D based on the design professionals assessment of the site in combination with public records maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report identifies conditions sufficient to classify the site as D, E or F as defined in the ~~2010~~ 2013 CBC and CRC.

(Ord. 5629-B § 3, 2010)

Section 8: That section 15.04.135 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

* * *

D. Section 1608 - Snow Loads is adopted with the following. Add the following to determine snow loads action on structures in Placer County:

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

Design Sseismic loading for snow loads shall comply with the current ASCE-7 ~~Section 12.7.2~~ Standards.

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.)

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

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 per the current ASCE 7-40 Standards. 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~~ an ice barrier is required for the roofing materials as noted in CBC Section 1507-2.8.2.

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

Design Requirements for Conventional Construction Structures: Structures normally governed by Section 2308, which are located in areas where the ~~roof~~ ground snow load (P_g) 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 D, E or F as defined in the ~~2010~~ 2013 California Building Code.

G. Section 1608 Ground snowloads. Add the following:

TABLE A-16-C

ELEVATION ABOVE SEA LEVEL	GROUND SNOWLOAD P _g (P.S.F.)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH D _g
1,000 ft.	10#		
1,001 - 1,600 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 SNOWLOAD P _g (P.S.R.)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH D _g
5,001 - 5,500***	130#	23.6	5.5 ft.
5,501 - 6,000	190#	23.8	7.9 ft.
6,001 - 6,500	245#	24.5	10.0 ft.
6,501 - 7,000	300#	25.0	12.0 ft.
7,001 - 7,500	360#	25.2	14.3 ft.
7,501 - 8,000	400#	25.5	15.7 ft.
8,001 ft. up	445#	25.7	17.3 ft.

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

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

(*) Roof live load reductions for any structural member based on Section ~~1607.11.2~~ **1607.12.2** are not permitted above 1,000 ft. elevation. Interpolation may be made at 100 ft. increments (any fraction of 100 ft. will be considered as 100 ft.).

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

(***) No stress increase for load duration allowed by the NDS per Section 2306.1 may not be used above 5,000' elevation unless an architect, civil or structural engineer, licensed in California can show that the design load will not exceed two (2) months' duration during the life of the structure.

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

H. 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 2013 CBC)

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

* Snow unloading need not be considered where the upper roof slope is less than 2:12.

** Design up-lift load (rebound) is calculated by the following:

(Formula 20-4)

Pu = Impact factor x Pf (upper)

Design snow load shall not be used to resist Pu.

Pfs = Designed roof load with pitch reduction.

See ~~UBC Chapter 16~~ the current ASCE 7 Standards for other symbol explanation.

I. Section 1609.3 - Basic wind speed. ~~Section 1609.3 and Figure 1609~~ Figures 1609A, 1609B and 1609C are modified to read as follows:

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

* ~~3 sec. gust per Section 1609.3~~

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

264

8001 and Up	116 mph
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Per Figure 1609A for Risk Category II Buildings & Other Structures

***Values are nominal design 3-second gust wind speeds at 33ft above ground for Exposure C**

ELEVATION ABOVE MEAN SEA LEVEL	ULTIMATE WIND SPEED (Vult)
Up to 5000 feet	110 mph
5001 to 7000 feet	130 mph
7001 to 8000 feet	140 mph
8001 and Up	150 mph

(Ord. 5629-B § 3, 2010)

Per Figure 1609B for Risk Category III & IV Buildings and other Structures

***Values are nominal design 3-second gust wind speeds at 33ft above ground for Exposure C**

ELEVATION ABOVE MEAN SEA LEVEL	ULTIMATE WIND SPEED (Vult)
Up to 5000 feet	115 mph
5001 to 7000 feet	136 mph
7001 to 8000 feet	146 mph
8001 and Up	157 mph

Per Figure 1609B for Risk Category I Buildings and Other Structures

***Values are nominal design 3-second gust wind speeds at 33ft above ground for Exposure C**

ELEVATION ABOVE MEAN SEA LEVEL	ULTIMATE WIND SPEED (Vult)
Up to 5000 feet	100 mph
5001 to 7000 feet	118 mph
7001 to 8000 feet	127 mph
8001 and Up	136 mph

Section 9: That section 15.04.136 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.136 Roof construction and fire retardant requirements.

A. Section 2308.10.8, Section 1503, and Section 1510. Change Sections 2308.10.8, 1503 and Section 1510 - Re-roofing by adding following paragraph:

- a. Spaced roof sheathing is permitted when installed in accordance with Table 4507-8 1507.8 and Table 2304.7(1) and 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 Sections ~~717.3.3~~ 718.3.3 and ~~717.4.3~~ 718.4.3 are required in the floor/ceiling assemblies and attics of residential occupancies. Draft stopping shall divide the concealed space into approximately equal areas.

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

- a. Class A rating shall be the minimum roofing/assembly in the unincorporated portions of Placer County. This requirement includes Group R, Division 3, and Group U Occupancies.
- b. All new construction, including additions, requires Class A roofing/assembly as a minimum. All re-roofing requires Class A as a minimum. Re-roofing in excess of fifty (50) percent of an existing structure within any one-year period will necessitate that the entire roof be a Class A roofing/assembly as a minimum.
- c. **CBC 1507.17: Covered photovoltaic modules/shingles that are part of the roof assembly are required to have a minimum Class A listed roof rating and be installed per the listing, consistent with all other types of finished roofing materials.**
- d. **Rooftop mounted photovoltaic systems shall be listed and labeled for fire classification in accordance with UL 1703 as required by CBC section 1505.9, which will be based on the most restrictive requirements identified in either CBC 1505.1.1 – 1505.1.4 or CBC Table 1505.1. Rooftop mounted photovoltaic systems complying with these requirements shall only be installed on a Class A rated roof assembly or they shall be Class “A” Rated.**

The local fire authority having jurisdiction may have different requirements when adopted and enforced by the Fire District pursuant to Health and Safety Code 13869.7. (Ord. 5629-B § 3, 2010)

Section 10: That section 15.04.150 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.150 Residential Building Code adopted.

California Residential Building Code, ~~2010~~ **2013** Edition, based on the ~~2009~~ **2012** International Residential Building Code including, the administrative provisions in the California Building Code, Chapter 1, Division II and Appendix H - Patio Covers as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 2.5. (Ord. 5629-B § 3, 2010)

Section 11: That section 15.04.160 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.160 Residential Building Code amended.

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

Section R301.2.2.1.1 - Add the following:

Structures which otherwise qualify, for Conventional Construction may utilize soil profile types C or D based on the design professionals assessment of the site in combination with public records maps, such as maps from the California Division of Mines and Geology. This does not apply where a soils report identifies conditions sufficient to classify the site as **D**, E or F as defined in the ~~2010~~ **2013** CBC and CRC.

* * *

D. Section ~~R~~**301.2.3** - Snow Loads is amended with the following. Add the following to determine snow loads action on structures in Placer County:

Note: Occasionally there may be large local deviations from the typical data from which this Code was developed. When applying these values to structures the designer should make every effort to determine if the tabulated values

should be adjusted because of local topographic effects. Loads for structures which have an inherent need for a high degree of safety, or long life span, should be carefully evaluated, and the designer should always exercise his best professional judgment. The following snow load and design requirements are a minimum.

Design Seismic loading for snow loads shall comply with the current ASCE-7 Section 12.7.2 Standards.

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.)

E. Section **R301.2.3** - Snow Loads is amended with the following:

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 per the current ASCE 7-10 Standards. 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~~ an ice barrier is required for the roofing materials as noted in CBC Section 1507.2.8.2 and CRC Section ~~R905.7.1~~ R905.2.7.1.

F. Section **R301.2.3** - Snow Loads is amended with the following:

Design Requirements for Conventional Construction Structures: Structures normally governed by Section 2308, which are located in areas where the ~~roof~~ ground snow (P_g) 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 D, E or F as defined in the ~~2010~~ 2013 California Building Code.

G. Section **R301.2.3** - Snow Loads is amended with the following:

TABLE A-16-C

ELEVATION ABOVE SEA LEVEL	GROUND SNOWLOAD P_g (P.S.F.)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH D_g
1,000 ft.	10#		
1,001 - 1,600 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 SNOWLOAD P _g (P.S.R.)	SNOW DENSITY D (PCF)	MAXIMUM ANTICIPATED SNOW DEPTH D _g
5,001 - 5,500***	130#	23.6	5.5 ft.
5,501 - 6,000	190#	23.8	7.9 ft.
6,001 - 6,500	245#	24.5	10.0 ft.
6,501 - 7,000	300#	25.0	12.0 ft.
7,001 - 7,500	360#	25.2	14.3 ft.
7,501 - 8,000	400#	25.5	15.7 ft.
8,001 ft. up	445#	25.7	17.3 ft.

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

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

(*) Roof live load reductions for any structural member based on Section ~~607.11.2~~ **1607.13.2** are not permitted above 1,000 ft. elevation. Interpolation may be made at 100 ft. increments (any fraction of 100 ft. will be considered as 100 ft.).

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

(***) No stress increase for load duration allowed by the NDS per Section 2306.1 may not be used above 5,000' elevation unless an architect, civil or structural engineer, licensed in California can show that the design load will not exceed two (2) months' duration during the life of the structure.

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

H. Section **R**301.2.3 – Snow Loads is amended with the following: Table A-16-E:

TABLE A-16-E*
(IMPACT LOADS TO BE USED IN CONJUNCTION WITH THE ~~2007~~ 2013 CBC)

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

* Snow unloading need not be considered where the upper roof slope is less than 2:12.

** Design up-lift load (rebound) is calculated by the following:

(Formula 20-4)

P_u = Impact factor x Pf (upper)

Design snow load shall not be used to resist P_u.

Pf_s = Designed roof load with pitch reduction.

See ~~UBC Chapter 16~~ the current ASCE 7 Standards for other symbol explanation.

I. Section ~~R~~301.2.3 – ~~Snow Loads~~ **Wind Design Criteria** is amended with the following:

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

* 3 sec. gust per Section 1609.3

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

* * *

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

1. Revise Exception 2 to read as follows:

Buildings of an accessory character classified as Group U occupancy less than 500 sq. ft. and located at least 50 feet from an applicable building.

2. Add to Exception 3 to read as follows:

Buildings classified as Group U agricultural buildings, as defined by Placer County agricultural building exemption and as defined in Section 202 of these codes **when located at least 50 feet from applicable buildings**.

3. Add to Exception 4 to read as follows:

unless remodel includes the replacement of roofing, siding, and windows as defined in Building Service Division policy manual.

~~4. Add Exception 5:~~

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

~~(Ord. 5629 B § 3, 2010)~~

Section 12: That section 15.04.175 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.175 Residential roof construction and fire retardant requirements.

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

b. Spaced roof sheathing is permitted when installed in accordance with CBC Table ~~4507.8~~ **1507.8** and Table 2304.7(1) and CBC Sections 2304.7(2) and R803.1 when the design roof live load or snowload is less than 30

PSF and spaced roof sheathing is not prohibited by the required listing of the roofing material or by the designer.

- c. Draft stops conforming to Section CBC Sections ~~717.3.3 and 717.4.3~~ **718.3.3 and 718.4.3** -and R 302.12 are required in the floor/ceiling assemblies and attics of residential occupancies. Draft stopping shall divide the concealed space into approximately equal areas.

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

- ea. 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.
- eb. 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.
- c. **CRC R908.1.6: Covered photovoltaic modules/shingles that are part of the roof assembly are required to have a minimum Class "A" listed roof rating and be installed per the listing, consistent with all other types of finished roofing materials.**
- d. **Rooftop mounted photovoltaic systems shall be listed and labeled for fire classification in accordance with UL 1703 as required by CBC section 1505.9, which will be based on the most restrictive requirements identified in either CBC 1505.1.1 – 1505.1.4 or CBC Table 1505.1. Rooftop mounted photovoltaic systems complying with these requirements shall only be installed on a Class "A" rated roof assembly or they shall be Class "A" Rated.**

The local fire authority having jurisdiction may have different requirements when adopted and enforced by the Fire District pursuant to Health and Safety Code 13869.7. (Ord. 5629-B § 3, 2010)

Section 13: That section 15.04.200 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.200 Electrical Code adopted.

California Electrical Code, ~~2010~~ **2013** Edition, including, the administrative provisions in the California Building Code, Chapter 1, Division II, based on the ~~2008~~ **2011** National Electrical Code as published by the National Fire Protection Association and as adopted by the State Building Standards Commission in Title 24 of the California Code of Regulations, Part 3. (Ord. 5629-B § 3, 2010)

Section 14: That section 15.04.300 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.300 Mechanical Code adopted.

California Mechanical Code, ~~2010~~ **2013** Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II and the appendices thereto, based on the ~~2009~~ **2012** Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations, Part 4. (Ord. 5629-B § 3, 2010)

Section 14: That section 15.04.400 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.400

15.04.400 Plumbing Code adopted.

California Plumbing Code, ~~2010~~ **2013** Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II and the appendices thereto, based on the ~~2009~~ **2012** Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations, Part 5. (Ord. 5629-B § 3, 2010)

Section 15: That section 15.04.420 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.420 Plumbing requirements in snow areas.

* * *

D. 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 the ground design snow load P_g 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.

Section 16: That section 15.04.500 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.500 Energy Code adopted.

California Energy Code, ~~2010~~ **2013** Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II as published by the International Code Council (ICC) and adopted by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 6. (Ord. 5629-B § 3, 2010)

Section 17: That section 15.04.600 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.600 Historical Building Code adopted.

California Historical Building Code, ~~2010~~ **2013** Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II as published by the International Code Council (ICC) and adopted by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 8. (Ord. 5629-B § 3, 2010)

Section 18: That section 15.04.700 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.700 Fire Code adopted.

California Fire Code, ~~2010~~ **2013** Edition Volumes 1 and 2, including, the administrative provisions in the California Building Code, Chapter 1, Division II based on the ~~2009~~ **2012** International Fire Code including the Appendices, as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 9. (Ord. 5629-B § 3, 2010)

Section 19: That section 15.04.710 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.710 Fire Code amended.

* * *

D. Chapter 1 Section ~~109.2~~ **109.3**, Notice of Violation, is amended by adding the following:

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

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

Fire Hydrant: shall mean a hydrant supplied by a 6-inch or larger branch line, one or more pumper connection (4 1/2 inch) and 2 or more 2 1/2 inch outlets, capable of supplying ing required fire flow for at least 2 hours.

Section 502 Definitions. Add the following:

Emergency Vehicle Access and occupant emergency egress/evacuation roads: Use - Access for emergency vehicles during an emergency.

Emergency egress/evacuation for residents during an emergency.

Size - Roadways shall meet the requirements of the local authority having jurisdiction but shall not be less than the requirements set in PRC 4290 and Placer County Code.

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

Fire Department Access Gates:

Use - Fire Department access to open lands and vegetated areas for the purpose of extinguishing a vegetation fire.

Size - Minimum 10' wide opening with 15' clear vertical clearance.

Access restrictions - Access is for emergency firefighting equipment only.

Approved gates:

1. Any gate approved for Emergency Access and Residential Egress/Evacuation shall be manually opening with no lock or latch requiring special knowledge.
2. ~~Bollards (4 6" iron pipe) with a hinge at grade with a hasp and break away padlock.~~
3. ~~Iron or wood cattle gate, unlocked or locked with a "Knox" lock.~~
4. ~~Iron or wood swing gate.~~
5. 2. Any gate approved by authority having jurisdiction.

* * *

Section 503.6 Security gates to include the following:

Private Road Gated Entrance:

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

* * *

G. Section 903.3.1.3, NFPA 13D Sprinkler Systems, is amended to read, add the following:

Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with the latest edition of NFPA Standard 13D and shall be equipped with a residential fire sprinkler water flow switch and interconnection to the residential smoke detector alarm system as defined in Building Service Division policy manual.

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

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

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

HJ. Section 907.2 of the IFC, Where Required - New Buildings and Structures, is amended to read as follows:

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

Additionally, all A, E, H, I and M occupancies shall have an automatic smoke/heat detection system installed in addition to any other system(s) required by this code. Where additions increase the total size of the building to 1,500 square feet or more, the addition and the existing occupancy/building shall be provided with an approved automatic smoke/heat detection system.

Fire alarm control panels in new buildings shall be sized to allow for maximum number of anticipated devices at build-out.

All automatic smoke and heat detection systems installed in addition to any other system(s) required by this code shall be automatically transmitted to an approved central station.

~~IJ.~~ Section ~~2304~~ 3201, General, is amended by adding the following item:

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

~~JK.~~ Section ~~3404.1~~ 5701.1, Scope and Application, is amended to read as follows:

It shall be unlawful to store flammable liquids as defined in Chapter ~~34~~ 57 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 aboveground 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.

~~KL.~~ Section ~~3404.2.9.5~~ 5704.2.9.6, "Locations Where Aboveground Tanks are Prohibited" is amended to read as follows:

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

~~LM.~~ Section ~~3406.4~~ 5706.4, Bulk Plants or Terminals, is amended to read as follows:

No new bulk plant shall be constructed within the limits established by the Placer County zoning ordinance, as limits of the districts in which such plants are prohibited. Where allowed portions of properties where flammable and combustible liquids are received by tank vessel, pipelines, tank cars or tank vehicles and are stored or blended in bulk for the purpose of distributing such liquids by tank vessels, pipelines, tank cars, tank vehicles or containers shall be in accordance with IFC Section ~~3406.4~~ 5706.4.

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

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

FIRE-FLOW REQUIREMENT (gpm)		AVERAGE SPACING BETWEEN HYDRANTS^{1,2,3} (feet)⁶	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT⁴
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 (26,495 L/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 (305 m) 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 feet for single-family dwelling residential subdivisions.

~~NO~~. Appendix D, Fire Apparatus Access Roads is adopted and amended as follows:
D102.1 amended to read:

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

D103.1 add: Exception:

R-3 Occupancies.

D103.2 In areas above 5,000 ft. elevation:

Exception 1: Driveways of R-3 Occupancies shall not exceed 12 percent in grade, unless otherwise authorized by the fire chief.

Exception 2: The driveway slope may exceed 12% (12 vertical feet in one hundred horizontal feet) slope provided the driveway meets or exceeds the prescribed minimum width, and is not longer in length than the maximum permissible height of the structure within such jurisdiction, but in no case more than 35 feet, and has the appropriate transitional slopes at the edge of pavement to property line, and has no significant articulation greater than 45% angle in its entire length).

D103.2 In areas below 5,000 ft. elevation driveway grade shall not exceed 16% unless authorized by the fire chief.

Delete Section D103.5.

Section D104 Commercial and Industrial Developments. D104.2 is amended to read:

~~D104.2 Buildings exceeding 62,000 square feet in area.~~

Buildings or facilities having a gross building area of more than 62,000 square feet (5,760 m²) shall be provided with two separate and approved fire apparatus access roads.

Delete exception

~~Section D107 is amended to read:~~

~~Section D107 One- or Two-Family Residential Developments~~

~~D107.1 One- or two-family dwelling residential developments.~~

D107.1 is amended to read:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Delete exception 1 and 2. (Ord. 5629-B § 3, 2010)

Section 20: That section 15.04.750 of Article 15.04 of Chapter 15 of the Placer County Code is hereby deleted:

15.04.750 Solar photovoltaic systems installations.

~~—For the installation of solar photovoltaic systems, if the buildings module coverage is fifty (50) percent or less and conforms to the Installation Guidelines, the Building Service Division would approve the installation. If the buildings module coverage exceeds more than fifty (50) percent of the roof it will be reviewed by the local fire authority having jurisdiction to verify access and ventilation requirements are met prior to the issuance of a building permit. (Ord. 5629-B § 3, 2010)~~

Section 21: That section 15.04.800 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.800 Existing Building Code adopted.

California Existing Building Code, ~~2010~~ **2013** Edition, including, the administrative provisions in the California Building Code, Chapter 1, Division II based on the ~~2009~~ **2012** International Existing Building Code, as published by the International Code Council (ICC) and adopted by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 10. (Ord. 5629-B § 3, 2010)

Section 22: That section 15.04.900 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.900 CALGreen Code adopted.

California Green Building Standards Code, ~~2010~~ **2013** Edition including, the administrative provisions in the California Building Code, Chapter 1, Division II as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 11. (Ord. 5629-B § 3, 2010)

Section 23: That section 15.04.950 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.950 California Referenced Standards Code adopted.

California Referenced Standards Code, ~~2010~~ **2013** Edition Volumes 1 and 2, as published by the International Code Council (ICC) as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations, Part 12. (Ord. 5629-B § 3, 2010)

Section 24: That section 15.04.960 of Article 15.04 of Chapter 15 of the Placer County Code is hereby amended and shall read as follows:

15.04.960 Codes and standards adopted as reference.

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

A. International Property Maintenance Code ~~2009~~ **2012** Edition, published by ICC, as modified by the California Health and Safety Code, Title 25 of the California Code of Regulations, and as further modified in Article 15.56.

B. Uniform Building Code 1997 Edition, Uniform Swimming Pool Code, Spa and Hot Tub Code, published by IAPMO; published supplements to the International Codes; the International Residential Code; the ~~2009~~ **2012** Interna-

tional Fuel Gas Code; the Urban Wildland Interface Code, published by the International Fire Code Institute; the Uniform Sign Code, published by ICC; IBC Appendix Chapters; National Fire Protection Association Standards; the Uniform Solar Energy Code, as published by IAPMO; American National Standard, published by American National Standards Institute, Inc.; Masonry Fireplaces, Masonry Institute; and other Nationally recognized Standards. (Ord. 5629-B § 3, 2010)



COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

Approved
NOV 12 2013
Placer County
Board of Supervisors

BUILDING
SERVICES DIVISION

Tim Wegner, Chief Building Official

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP
Agency Director
By: Tim Wegner, Chief Building Official
Building Services Division
DATE: November 12, 2013

SUBJECT: ADOPTION OF STATE OF CALIFORNIA BUILDING STANDARDS CODE

ACTION REQUESTED

1. Introduce an Ordinance adopting the 2013 California Building Standards, adopting findings pursuant to California Health and Safety Code Section 17958.5 related to local regional, climatic, geological, and topographic conditions to authorize enactment of local code modifications and requirements, reaffirming existing amendments of the State code as set forth in Placer County Code, Chapter 15, Article 15.04 and adopting additional amendments thereto.

BACKGROUND

At its November 23, 2010 meeting, the Board of Supervisors adopted the 2010 California Building Standards Codes with local amendments in compliance with the State's previous code adoption requirements. The State of California ensures its construction standards align with any newly established National and State construction standards by modifying its code. It is not uncommon for National Building Standards to be updated every three years. For this reason, the California State Building Standards Commission has prepared and mandated local adoption of the 2013 California Building Standards Codes by January 1, 2014.

PROPOSED ORDINANCE

On January 1, 2014, the State of California will mandate the adoption and enforcement of the 2013 California Building Standards Codes upon each City and County within the State. The July 1, 2013 publication of the California Building Standards Code set in motion the 180-day local adoption cycle. Within this cycle period, California State law permits adoption of the State Building Code with local amendments. The State requires amendments be based upon findings of local climatic, topographic, or geological conditions of the jurisdiction in the preservation of public health, safety, and welfare.

As residents, businesses, builders, and designers have come to expect certain historical construction consideration due to the County's region, staff has prepared local amendments effectively recognizing and accepting the local construction considerations. The attached Ordinance (Attachment 1) identifies those findings in support of Placer County local code 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 region, climate, geography, and topography.

While the State is mandating the adoption of the 2013 Code, your Board should know there are limited significant changes from the previous Code version. The most notable changes occur in the accessibility and energy portions of the Code.

Accessibility

For the first time in the State's history, the State Code has aligned its accessibility regulations with the Federal Department of Justice. This will aid local construction designers and business owners by reducing the historical gap that has existed between the two Codes. These efforts are aimed at curbing associated liability and civil right claims.

Along with the State's accessibility alignment, the State will now mandate the enforcement of the Certified Access Specialist (CASP) program. This program is intended to reduce civil accessibility lawsuits by establishing an accessible feature approval program for any commercial work requiring permits (new, remodel, and tenant improvements). The program requires commercial plan check and inspection by a CASP inspector. Building Services is currently studying how best to serve the County in this capacity.

Energy/Green Code

While the State is closing the gap in the accessibility area, the State has made advancements with its Energy Code. These advancements are intended to support the State's "net zero" energy consumption goal by 2020. The Board may know, a "net zero" home is one that consumes no energy. No energy consumption is achieved through solar power systems, highly efficient heating and air units, high efficiency lighting, motion controlled lighting, cool roofs, insulation, and a series of similar systems.

In support of the "net zero" effort, the State has modified the Energy Code to include "solar ready" requirements for both new residential and nonresidential buildings. "Solar-ready" means providing no less than 250 square feet of area on rooftops for solar panels, or any number of alternatives including pre-wire for solar, solar water heating, integrated solar and smart thermostats, and similar energy reducing features delineated by the Code. "Solar-ready" applies to new homes when within a subdivision of ten or more residences when the subdivision map is deemed complete on or after January 1, 2014. New homes in existing subdivisions will not be required to be "solar-ready." All other buildings (multi-family, hotel, nonresidential) will be required to provide similar "solar-ready" features as required for residences.

With the increase in rooftop solar systems, the State will now require solar systems to equal the construction rating of the building or system it serves. For example, Placer County requires Class "A" roofing. The State's new requirement requires solar panels to equal the Class "A" rating. Where panels are part of a non-combustible commercial project, the panels will have to meet or exceed the rating of the building, or roof if integral. Because a limited number of solar systems have ratings to accommodate this change, staff anticipates consumer frustration may ensue due to both the unavailability and anticipated cost increase with the new rated panel requirements.

The State's Energy Conservation Code, better known as CALGreen, previously applied to new buildings only. With this forthcoming change, the State will now require addition and remodel work to conform to the new standard. The existing portion of the structure not impacted by the remodel will not be required to be modified.

Commencing January 1, 2014, CALGreen will require the upgrade of "noncompliant" plumbing fixtures for homes built prior to 1994. The upgrade is triggered during any residential building alterations and improvements when a permit is required. For example, a building permit application to reroof a 1987 home will require compliance with this section. The property owner will be required to upgrade any noncompliant plumbing fixtures within the home as part of the permit and inspection process.

The State Legislature intends to sustain California water supplies and its associated economic and environmental future by enacting such legislation. It is feared the added cost to upgrade the noncompliant fixtures may inspire permit evasion, thus undermining the overall impact of the water conservation goal. For this reason, the State is encouraging the Contractor State License Board (CSLB) take a more aggressive approach when enforcing its regulations, including those who work without permits.

Local Code Changes

As a result of the recurring concerns with structure heights, for structures that are exempt from building permits, adjustments to the permit exemption portion of Placer County's local amendments have occurred. Adjustment has been made to the permit exemption portion for sheds, playhouses, and similar structures restricting the height of such to 12 feet or less. Citizen complaints have inspired this height restriction, and the height restriction is equal to that of other California communities.

ENVIRONMENTAL REVIEW

The proposed ordinance is exempt from review under Section 15061(b)(3) of the California Environmental Quality Act.

FISCAL IMPACT

There is no fiscal impact to the County as a result of this action. However, adoption of the California Building Code, with local amendments, requires the Placer County Building Service Division to update its fee resolution in effort to cost balance the new service requirements. A revised fee resolution proposal is underway and upon completion will be presented to your Board separately for consideration.

ATTACHMENTS

Attachment 1: Proposed Ordinance

cc: Michael Johnson, CDRA Director
Karin Schwab, County Counsel
Wesley Nicks, Environmental Health Services
Josh Huntsinger, Agricultural Commissioner
Rui Cunha, Emergency Services