



COUNTY OF ALPINE

Community Development

Building Department

Tony Creter, Building Official

50 Diamond Valley Road, Markleeville, CA 96120

Phone: 530-694-2140, Fax: 530-694-2149

www.alpinecountyca.gov

BUILDING PERMIT INFORMATION GUIDE

This guide is intended to assist applicants in submitting building plans, calculating fees, obtaining approvals from all agencies and lists the design requirements for buildings constructed in Alpine County. A careful review of the information will help avoid unnecessary delays and expense.

It should be understood that the acceptances of fees and documents for processing a permit does not, by itself, assure that a permit will be issued for a construction project unless all requirements and conditions set forth by regulatory and county agencies have been met.

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RESOURCE INFORMATION

BUILDING HEIGHT REQUIREMENTS: Zoning Ordinance, Section 18.68.050
www.codepublishing.com/CA/alpinecounty/

BUILDING SETBACK REQUIREMENTS: Zoning Ordinance, Section 18.16 – 18.52
www.codepublishing.com/CA/alpinecounty/

ENCROACHMENT PERMIT APPLICATIONS:
www.alpinecountyca.gov/index.aspx?nid=160

PERMIT PROCESSING

All information pertinent to a proposed construction project should be provided to the Building Department when applying for a permit. The Building Department will issue a plan check approval card at the time plans are submitted for plan review. The Building Department utilizes the plan check approval card as an instrument to track agency approvals. Please note: **the applicant is responsible for submitting and routing plans to applicable agencies for approvals, payment of fees and sign-offs.** If the applicant is unable to submit or route their plans in person, please call for other options. Arrangements for submitting plans through the mail must be made in advance.

Required Documents

- Application** signed by the owner or California licensed contractor. The application can be found at www.alpinecountyca.gov/DocumentCenter/View/31.
- Owner-Builder Package** signed by the owner, if applicable. The affidavit can be found at www.alpinecountyca.gov/DocumentCenter/View/34.
- Complete plans, two (2) sets** shall be submitted. The plans must include plumbing, mechanical, and electrical details. Partially completed plans will not be accepted.

Note: If “Pex pipe” or any type of heating system other than warm air is used, a complete set of plans and applicable documentation must be submitted for plan review.

The application and plans shall include an accurate description of the scope of work with a summary of the square footage for each occupancy type.

Plans must be legible, blue-line or copies (no ink), fully dimensioned and drawn to scale (minimum 1/8" scale, 1/4" recommended) on sheets of 18" x 24" minimum, 24" x 36" is recommended. Superfluous general notes and details which do not apply to the proposed construction project shall not be included on the plans. Drawings by professional and non-professional designers alike must be highly detailed and complete to enable the plan check staff to determine compliance. Incompleteness and lack of detail are frequent causes for correction of drawings during the plan review process.

All plans submitted must be signed by the person responsible for their preparation or signed and wet-stamped by the licensed professional who prepared them.

The plan review expires 180 days after submittal of construction document submission. A one-time 180-day extension may be granted upon receipt of a written request. Applicants should try to comply with time limits for obtaining a permit and thus avoid expiration. If the plan review timeframe expires, additional fees will be charged to reactivate the process, and drawings may have to be revised to comply with new codes and/or standards enacted subsequent to the original date of application for permit.

Plot/Site/Defensible Space Plan, Topography and Surface Drainage: A plot/site/defensible space plan provides information concerning the outline, dimensions and location of existing and proposed structures in relation to the surrounding wildland vegetation and the local topography. The topography has a direct relationship to a structure's survivability. Structures should be sited so as to reduce their exposure to the most intense part of any wildfire which may sweep across the site. Topography must be shown for the building site and for adjoining lots and streets by means of contours and elevations. Points and patterns of surface drainage must be indicated. Please provide a fully dimensioned plan with the following required information:

- Project address.
- Name, address, telephone numbers and e-mail address of the owner and the person responsible for the preparation of the plans. Name, address, telephone numbers and e-mail address of the contact person responsible for the project if different from the owner.
- Assessor's parcel number(s). Contact the Assessor's office at 530-694-2283 for this information.
The Assessor's parcel number is mandatory for property owner verification.
- Zoning designation. Contact the Planning Department at 530-694-2140.
- All easements and restricted use areas, with dimensions.
- North arrow.
- All structure-to-property line setback dimensions, existing and proposed.
- Location of all property lines.
- Street name(s) for all adjacent streets, and street center lines, if applicable.
- Provide a fully-dimensioned driveway profile; location, type, grade, width and length.
- If applicable, show water tank storage to be located adjacent to driveway entrance with appropriate identifying signage.
- Fully dimensioned parking plan including tabulation of existing, proposed and required parking spaces. This is not required for privately funded single-family dwellings.
- Grade elevations at property line corners, driveways, and garage floor.
- Two foot contours.
- Show all proposed and existing utility meters, public sewer connections, private sewage disposal systems, and fire hydrant locations.
- Locations of all buildings/structures on adjacent properties within 10 feet of the property line.
- Provide 30' – 100' defensible space reduced fuel zone measures (Chapter 7A & PRC 4291) and erosion control measures to be used.
- Codes Summary - List code publications and editions used to design the project.
- Scope of work.

Engineering Calculations: A minimum of two (2) sets wet stamped with the name and registration of the California licensed engineer providing the calculations.

Truss Calculations, if applicable. A minimum of two (2) sets of calculations wet-stamped and signed by the engineer. **Also, provide a letter from the engineer of record (EOR) stating that the roof truss design calculations, configurations, and layout are in general compliance with the intent of the structural design criteria and documents.**

Energy Design Calculations: A minimum of two (2) sets to show compliance with State standards. Alpine County is in climate zone 16.

Fire Suppression / Sprinkler Plans: A minimum of two (2) sets of plans, calculations and product sheets.

Dimensioned Site Plan, Building Floor Plans and Elevations: One (1) complete set for planning/zoning review, then for forwarding to the Assessor's Office.

Plan Review Deposit:
The plan review deposit is based on square footage and valuation of the proposed dwelling using exterior building dimensions. The deposit amount will be determined by staff at application submission. Refer to the following exhibits and examples for reference. In order to save time when submitting plans by mail, the Building Department will accept an estimated plan review deposit. Arrangements for submitting plans through the mail must be made in advance with staff in order for the Building Department to help you understand the permit process and determine other requirements or conditions set forth by other regulatory agencies and County departments.

**EXHIBIT A: RESOLUTION R2010-47
SCHEDULE FOR BUILDING VALUATION DETERMINATION**

<u>TYPE OF STRUCTURE</u>		<u>ESTIMATED COST PER SQUARE FOOT</u>
(1)	DWELLINGS	
	(a) Below 6200' Elevation (Markleeville/Woodfords):	\$160.80
	(b) Above 6200' Elevation (All other locations):	\$237.16
(2)	GARAGES	
	(a) Below 6200' Elevation (Markleeville/Woodfords):	\$47.31
	(b) Above 6200' Elevation (All other locations):	\$94.59
(3)	DECKS	
	(a) Below 6200' Elevation (Markleeville/Woodfords):	\$47.31
	(b) Above 6200' Elevation (All other locations):	\$94.59
(4)	APARTMENTS / CONDOMINIUMS	\$217.57 *

*SUBJECT TO DESIGN AND DETERMINATION BY ALPINE COUNTY BUILDING DEPARTMENT

EXHIBIT B: 2013 BUILDING FEE TABLE								
TOTAL VALUATION			RATE PER UNIT					
\$1.00	to	\$2,500.00	\$226.00					
\$2,501.00	to	\$25,000.00	\$226.00	for first	\$2,500.00	PLUS	\$36.13	for each additional
			\$1,000.00	or fraction thereof, to and including	\$25,000			
\$25,001.00	to	\$50,000.00	\$1,057.00	for first	\$25,000.00	PLUS	\$30.20	for each additional
			\$1,000.00	or fraction thereof, to and including	\$50,000			
\$50,001.00	to	\$100,000.00	\$1,812.00	for first	\$50,000.00	PLUS	\$27.18	for each additional
			\$1,000.00	or fraction thereof, to and including	\$100,000			
\$100,001.00	to	\$500,000.00	\$3,171.00	for first	\$100,000.00	PLUS	\$2.65	for each additional
			\$1,000.00	or fraction thereof, to and including	\$500,000			
\$500,001.00	to	\$1,000,000.00	\$4,228.00	for first	\$500,000.00	PLUS	\$8.55	for each additional
			\$1,000.00	or fraction thereof, to and including	\$1,000,000			
\$1,000,001.00	and over		\$9,513.00	for first	\$1,000,000.00	PLUS	\$6.78	for each additional
			\$1,000.00	or fraction thereof				

The estimated plan review deposit for a project is \$1.00 per square foot not to exceed \$3000.00.

**Subject to Building Official determination.*

MISCELLANEOUS BUILDING FEES

(1) Inspections outside of normal business hours (2 hour minimum <u>PLUS</u> mileage):	\$201.98 Per Hour*
(2) Re-inspection fees assessed under provisions of Section 108.9 (1 hour minimum <u>PLUS</u> mileage):	\$151.00 Per Hour*
(3) Inspections for which no fee is specifically indicated (½ hour minimum <u>PLUS</u> mileage):	\$151.00 Per Hour*
(4) Additional plan review required by changes, additions or revisions to approved plans: (½ hour minimum)	\$151.00 Per Hour**

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved. Cost does not include mileage which shall be charged separately. Deposits will be required in advance of work.

** More than two plan checks (i.e. third submittal shall require additional fees).

Correction and resubmitted drawings are often necessary after the initial plan review is completed. The applicant, the architect, or the engineer is notified, in writing or by phone/fax about necessary changes. Since the processes of plan review, correction, resubmittal, and final approval may take several weeks, applicants are urged to allow ample "lead" time prior to the date when construction is planned to begin. Comments or questions regarding plan review are welcome.

Normal plan review time is three (3) weeks. If you haven't received a response after three (3) weeks, please call Community Development at 530-694-2140 and ask for the Building Department. It should be understood that during peak building seasons the first review time may exceed three (3) weeks; again, allow ample time prior to construction start dates. Plans are accepted and reviewed in the order received.

ADDITIONAL DOCUMENTS AND FEES

The permit and plan review process is an analysis and discovery procedure, which attempts to determine whether a proposed construction project is in compliance with applicable laws and ordinances. Special conditions in connection with a project or a site occasionally make it necessary for the Building Department to request additional items of information which do not appear on the foregoing list of documents. The plan check approval card will be issued at submission of application and required documents. **It is the permit applicant's responsibility to obtain permits or approvals from the following agencies where proposed work requires the review and approval by and/or payment of fees to the agencies listed below. Building permits will not be issued until the approvals are obtained and required fees are paid.**

1. **Planning/Zoning Approval:** Every construction project must be reviewed for conformance with zoning and land use requirements. To obtain a zoning clearance, the applicant must clearly identify the property undergoing development. A fee must be submitted to Community Development and is applicable for both residential and non-residential buildings.
2. **Private codes, covenants, and deed restrictions (CC&R's):** If your lot is in a subdivision where CC&R's impose restrictions on the design and construction of a building, it is advisable to contact the local homeowners association for approval of plans prior to submitting them to County agencies for processing.
3. **Encroachment Permit:** An Encroachment Permit is required for all construction activities that take place within the County road right-of-way. These activities typically include driveway construction, utility trench excavation, and landscaping projects. The application, two (2) sets of a site plan, and the fee are collected by Community Development.
4. **Private Water Supply:** The use of a private well as a domestic water supply is reviewed and approved by the

Environmental Health Department. Guidelines, procedures, and fees to obtain a permit are available through Health and Human Services.

5. **Private Sewage Disposal System:** Guidelines, procedures, and fees to obtain a permit to construct, alter, or repair a sewage disposal system in accordance with Alpine County regulations are available through Health and Human Services.

Section 3 Special Conditions 15.04.030

cf. Alpine County Code Section 13.08.040 – Building Permit. The Building Official shall not issue a permit for the construction of any building or structure in the County until a statement has been issued and signed by the Health Officer that the water and sewage systems are installed and approved.

6. **Utilities**
 - a. **Bear Valley:** Contact Bear Valley Water District at 209-753-2112 and Lake Alpine Water Company at 209-753-2409 for application process and fees. A copy of the will serve letters must be obtained prior to the issuance of a building permit.
 - b. **Kirkwood:** Contact Kirkwood Meadows Public Utility District at 209-258-4444 for application process and fees. Documented approval must be obtained prior to the issuance of a building permit.
 - c. **Markleeville:** For projects located in the Markleeville service area contact Markleeville Public Utility District at 530-694-2924 and Markleeville Water Company at 530-694-2924 for application process and fees. A copy of the will serve letters must be obtained prior to the issuance of a building permit.
7. **Alpine County Unified School (ACUSD) Facilities Fee:** The purpose of the fees is to finance the construction and reconstruction of school facilities for the students of the District. Senate Bill 50, 1998 (Education Sections 17620) and Government Code Section 65995 establishes the allowable maximum fee on Level I (Base Fee) residential development to be \$3.20 per square foot, and \$0.51 per square foot for Commercial/Industrial development. One (1) plan cover sheet indicating the projects total square footage of conditioned floor area must be submitted to ACSUD for calculation of fees. Contact ACUSD at 530-694-2495 for further information.
8. **SB 1473 Building Standards Administration Special Revolving Fund Fees:** This fee supports efforts associated with green building standards. The bill requires that each city and county collect a fee from an applicant for a building permit, assessed at the rate of four dollars (\$4) per one hundred thousand dollars (\$100,000) in valuation, with appropriate fractions thereof, but not less than one dollar (\$1) which is a surcharge on both residential and non-residential building permits.
9. **Final Building Department Fees:** The final fees are required at the time of permit issuance after construction drawings have been approved and all documentation and clearances have been received. Such fees may include building permit, plumbing, mechanical, electrical, permit issuance, balance of plan check, energy plan check, record retention, State seismic, water tank deposit and fire impact fees.
10. **Traffic Impact Mitigation Fees (Kirkwood):** The Kirkwood Area Traffic Impact Mitigation Fee Ordinance 10.28 outlines the procedure for payment. The fee is due to Community Development prior to occupancy. The fee for a single-family home is \$3,250.00 and the multi-family home fee is calculated by the Planning Department.
11. **State Forest Practice Law:** The State of California has ruled that if you are converting timberland to a non-timber use, you must hire a Registered Professional Forester (RPF) to file a harvest document called a “*Less than 3 acre Conversion Exemption.*” This means you may convert up to 2.99 acres from its tree-growing status to a clearing for your house, etc. and the Department of Forestry will not require you to replant trees on your cleared area. If you don't have to cut trees within the footprint of your house or driveway or garage, etc., you do not have to file a conversion exemption with CAL FIRE.

BUILDING DEPARTMENT PLAN REVIEW APPROVAL CARD

DATE: _____

NAME: _____

DESCRIPTION: _____

ADDRESS: _____

PHONE: _____

ASSESSORS PARCEL NUMBER: _____



RETURN CARD TO:

*Alpine County Community Development
50 Diamond Valley Road
Markleeville, CA 96120
530-694-2140*

↓	AGENCY APPROVALS	SIGNATURE/DATE	COMMENTS	
X	*PLANNING		[] OK	[] w/COMMENTS
	*PUBLIC WORKS		[] OK	[] w/COMMENTS
	*HEALTH SERVICES		[] OK	[] w/COMMENTS
	*FIRE DEPARTMENT		[] OK	[] w/COMMENTS
	*WATER DISTRICT		[] OK	[] w/COMMENTS
	*SEWER DISTRICT		[] OK	[] w/COMMENTS
	*POWER COMPANY		[] OK	[] w/COMMENTS
	*ARCH. REVIEW/HOA		[] OK	[] w/COMMENTS
X	*ACUSD – Facilities Fees		[] OK	[] w/COMMENTS

*Call for requirements/appointment

(Attach comments on a separate sheet)

AGENCY RESOURCE DIRECTORY

Alpine County Assessor

P.O. Box 387 (99 Water Street)
Markleeville, CA 96120
530-694-2283

Bear Valley Water District (BVWD)

P.O. Box 5027 (441 Creekside Drive)
Bear Valley, CA 95223
209-753-2112

**Alpine County Community Development
(Building, Planning, Public Works)**

50 Diamond Valley Road
Markleeville, CA 96120
530-694-2140

Lake Alpine Water Company (Bear Valley)

P.O. Box 5013 (148 Bear Valley Road)
Bear Valley, CA 95223
209-753-2409

Alpine County Health Services

75-B Diamond Valley Road
Markleeville, CA 96120
530-694-2146

Kirkwood Meadows Public Utility District

P.O. Box 247 (33540 Loop Road)
Kirkwood, CA 95646
209-258-4444

Alpine County Unified School District

43 Hawkside Drive
Markleeville, CA 96120
530-694-2495

Markleeville Public Utility District

P.O. Box 222
Markleeville, CA 96120
530-694-2924

Markleeville Water Company

P.O. Box 131
Markleeville, CA 96120
530-694-2924

FIRE IMPACT FEE ORDINANCE & FIRE SAFE REGULATIONS ORDINANCE

This is intended to provide you with basic information regarding two fee requirements which may be applicable to your construction.

The **Fire Impact Development** fees are countywide, including the Kirkwood Public Utility District area, and are intended to fund the portion of future facilities and equipment needs of each area's volunteer fire departments that the projected growth in each area will require. Since the taxpayers have historically paid the costs of fire suppression through general fund revenues, this fee is a type of "buy-in" to the existing services as well as a means of keeping up with increased service levels.

By looking at current building activity and projecting ten years ahead, a fee was developed which applies the increase in structural fire protection responsibility to the estimated capitol costs of fire protection facilities and equipment for the next ten years. That portion of the cost per unit is \$.30 per square footage of space. The definition of space includes all that square footage as designated on the building permit issued for the project, exclusive of concrete patio construction. The fees are collected at the time the building permit is issued. Kirkwood cost per unit is \$.56 per square foot, collected by KMPUD.

Fees collected will be identified to each of the four fire response areas, Markleeville, Woodfords, Kirkwood, and Bear Valley, for allocation back to them through the annual budget process. These revenues will be allowed to accumulate from year to year to accomplish the goals of the Capital Improvement Plan.

Due to circumstances of access, climate, geography and/or other pertinent variables, the Board of Supervisors may, upon individual project appeal application, by majority vote, waive these fees upon a finding that is unreasonable to establish a relationship between the fees use and the type and location of the particular development project. The County Clerk's Office can provide further information on initiating the appeal process, which includes a \$50 fee. Further information on how the impact fees were developed can be obtained at the Administration Office at (530) 694-2287.

The second fee requirement related to fire suppression activities was developed as an alternative to a State mandated water storage requirement. In all areas that are not served by a water system meeting specific State standards for water flow, State regulations now require that a water source of 2,500 gallons be available, by means of a pond, pool, water tank, or other device. As an alternative, each site owner can opt to contribute a fixed fee, currently \$2,500 toward the purchase of rolling stock, primarily water tank trucks, which will provide a mobile water source. The Building Department will let you know whether or not this state requirement applies to your plans and, along with the fire departments, can give additional information on the various options. The appropriate option will be an individual judgment by the owner considering the specifics of each individual site and must be identified at the time the building permit is issued.

Because building in Alpine County necessarily means building in the urban/wildland interface, we strongly suggest that while developing your building plans you take the opportunity to contact the Fire Chief in your area, who can provide you with information on fire behavior and with suggestions to reduce fire hazard potential. Integrating these concepts into your plans may save time and money.

Bear Valley Fire Chief:	Contact: Rick Stephens	209-753-2232
Kirkwood Fire Chief:	Contact: Rick Ansul	209-258-4444 x3
Eastern Alpine Fire/Rescue:	Contact: Terry Hughes	530-694-2922
Building Official:	Contact: Tony Creter	530-694-2140 x428

ALPINE COUNTY BUILDING CODE – ORDINANCE NO. 706-14

AN ORDINANCE OF THE COUNTY OF ALPINE, STATE OF CALIFORNIA, AMENDING ALPINE COUNTY CODE SECTION 15.04 (TECHNICAL BUILDING CODES), AND REPEALING ORDINANCE 696-10. ADOPTING BY REFERENCE; THE CALIFORNIA BUILDING CODE, 2013 EDITION; THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2013 EDITION; THE CALIFORNIA MECHANICAL CODE, 2013 EDITION; THE CALIFORNIA PLUMBING CODE, 2013 EDITION; THE CALIFORNIA FIRE CODE, 2013 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION; ADOPTING REVISIONS AND ERRATAS TO SAID CODES; ADOPTING AND DELETING CERTAIN APPENDIX CHAPTERS OF SAID CODES.

WHEREAS, the California Building Standards Code is published in its entirety every three years by order of the California legislature, with supplements published in intervening years; and

WHEREAS, the California legislature delegates authority to various state agencies, boards, commissions and departments to implement the State's statutes; and

WHEREAS, these codes are adopted by the State of California and by local communities with amendments pertinent to local conditions; and

WHEREAS, to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation, and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

WHEREAS, local topography and climate present unique fire hazards and fire abatement conditions; and

WHEREAS, local geological conditions present unique geophysical hazards; and

WHEREAS, the Board of Supervisors of the County of Alpine finds that such local geological, topographic and climatic conditions warrant certain amendments to the model uniform codes related to construction;

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF ALPINE DOES ORDAIN AS FOLLOWS:

SECTION 1. Alpine County Ordinance 696-10 is replaced in its entirety.

SECTION 2. Section 15.04 is hereby replaced in its entirety, as follows:

Section 15.04.010: Adoption of Building Codes by Reference.

Subject to the amendments provided for in Section 3 herein, the following building code publications, certain appendix chapters and the references therein are hereby adopted by reference and incorporated into what shall be known as the Building Code of Alpine County and contained herein is comprised of the following elements:

The specified portions of the California Building Standards Codes known as California Code of Regulations, Title 24, Parts 2, 2.5, 3, 4, 5, 8, 9, 11.

A. The International Building Code, 2012 edition, as published by the International Code Council, as adopted and amended by the California Building Standards Commission, California Building Standards Code, Title 24, Part 2, Volumes 1 and 2, of the California Code of Regulations (California Building Code, 2013 edition), including only the following Appendices:

1. Appendix A - Employee Qualifications

2. Appendix C - Group U – Agricultural Buildings
3. Appendix I - Patio Covers
4. Appendix J - Grading

B. The International Residential Code, 2012 edition, as published by the International Code Council, as adopted and amended by the California Building Standards Commission, California Building Standards Code, Title 24, Part 2.5, of the California Code of Regulations (California Residential Code, 2013 edition), including only the following Appendices:

1. Appendix E - Manufactured Housing Used As Dwellings
2. Appendix G - Swimming Pools, Spas and Hot Tubs
3. Appendix H – Patio Covers

C. The National Electrical Code, 2011 edition, as published by the National Fire Protection Association, as adopted and amended by the California Building Standards Commission, California Building Standards Code, Title 24, Part 3, of the California Code of Regulations (California Electrical Code, 2013 edition).

D. The Uniform Mechanical Code, 2012 edition, as published by the International Association of Plumbing and Mechanical Officials, as adopted and amended by the California Building Standards Commission, California Building Standards Code, Title 24, Part 4, of the California Code of Regulations (California Mechanical Code, 2013 edition).

E. The Uniform Plumbing Code, 2012 edition, as published by the International Association of Plumbing and Mechanical Officials, as adopted and amended by the California Building Standards Commission, California Building Standards Code, Title 24, Part 5, of the California Code of Regulations (California Plumbing Code, 2013 edition), including only appendices:

1. Appendix A – Recommended Rules for Sizing the Water Supply System
2. Appendix D – Sizing Storm Water Drainage Systems
3. Appendix I – Installation Standards

F. The International Fire Code, 2012 edition, as published by the National Fire Protection Association, as adopted and amended by the California Building Standards Commission, California Building Standards Code, Title 24, Part 9, of the California Code of Regulations (California Fire Code, 2013 edition), including only appendices:

1. Appendix B – Fire Flow Requirements for Buildings
2. Appendix C – Fire Hydrant Locations and Distributions
3. Appendix E – Hazard Categories

Said codes and secondary codes adopted by reference and the amendments therein are on file and available for public inspection in the office of the Building Official.

SECTION 3. Amendments to the California Building Codes:

The 2013 California Building Codes and appurtenances adopted by reference by Alpine County Ordinance – Section 15.04.020 are hereby amended (in *italics*) as follows:

The 2013 California Building Code hereafter, (CBC) *Division I & Division II*: & the 2013 California Residential Code hereafter, (CRC) *Division I & Division II*: is hereby amended as follows:

CBC 105.3.2 & CRC R105.3.2 Time limitation of application: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such applications has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause

demonstrated. *No application shall be extended more than once. The fee to extend an application shall be based on the prescribed fee schedule. In order to renew action on an application after expiration, the applicant shall resubmit plans and payment of a new plan review fee.*

CBC 105.5 & CRC R105.5 Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. *If said permit has been deemed to have expired or otherwise voided, the building official may authorize the issuance of a new permit. Work shall not continue on the project until a new permit is issued and prescribed fees have been paid in accordance with the percentage of the level of completion which is based on the building permit fee and administrative fees.*

Every permit issued by the building official under the provisions of the California Building Code shall expire and become invalid four years from the date of issuance. On permits expired for one year or more, the codes in effect at the time a new permit is issued is at the discretion and judgment of the building official and shall be the codes which apply to that permit through the point of completion or expiration.

CBC 109.4 & CRC R108.6 Work commencing before permit issuance: Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee that shall be in addition to the required permit fees. *A special investigation shall be made before a permit may be issued for such work.*

CBC 109.6 & CRC R108.5 Refunds: *The building official may authorize the refund of any fee paid hereafter which was erroneously paid or collected. When no work has been done under a permit issued in accordance with the code, the building official may authorize the refund of not more than 80 percent of the permit fee paid.*

The building official may authorize the refund of not more than 80 percent of the plan review fee paid when an application for a permit has been paid and is withdrawn or canceled before any plan reviewing is performed.

The building official shall not authorize the refund of any fee paid except on written application filed by the original permit holder.

CBC 111.3 & CRC R110.4 Temporary occupancy: The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. *The building official is not obliged to issue temporary certificates of occupancy. Fees for the issuance of temporary certificates of occupancy shall be as prescribed by resolution. The term of temporary occupancy is limited to 90 days. An extension of term shall be requested in writing showing that circumstances beyond the control of the applicant have prevented action from being taken. A fee for additional extensions is applicable.*

CRC R301.1.1.1 Alternative provisions for limited-density owner-built rural dwellings:
This section is hereby struck and shall not be adopted within the Building Code of Alpine County.

CBC 1505.1.1 & CRC R902.1 Roof coverings within Very High Fire Hazard Severity Zones: *Class "A" Fire Rating is required for all new roofs and for any roof covering applied in the alteration, repair or replacement of the roof.*

CBC 1505.1.2 & CRC R902.1.2 Roof coverings within State Responsibility Areas: *Class "A" Fire Rating is required for all new roofs and for any roof covering applied in the alteration, repair or replacement of the roof.*

CBC 1505.1.3 & CRC R902.1.3 Roof coverings within all other areas: *Class "A" Fire Rating is required for all new roofs and for any roof covering applied in the alteration, repair or replacement of the roof.*

CBC 1507.2.8.2, 1507.4.5, 1507.5.4, 1507.6.4, 1507.7.4, 1507.8.4, 1507.9.4 & CRC R905.2.7.1, R905.3.3.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, R905.8.3.1 Ice barrier: In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1) (or below the 6200 foot elevation
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level), an ice barrier that consists of at least two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the interior wall line of the building. *(For areas above the 6200 feet elevation level, a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 72 inches inside the interior wall line of the building.*

*For areas above 6200 foot elevation, a “cricket” or saddle-type diverter shall be installed on the ridge side of any chimney, flue or vent that is adjacent to, or penetrates the roof. Crickets or saddle coverings shall be a minimum 24 gauge sheet metal or the same material as the roof covering. Plumbing vents through the barge rafter shall be approved by the Building Official **prior** to installation, provided required clearances are maintained from windows, vents, combustion air and exhaust vents.*

CBC 1608 & CRC R301.2.3 Snow Loads: These sections are hereby amended as follows:

Site specific case studies designated as “CS”

(Pf) MINIMUM ROOF SNOW LOADS. (Pf = pounds/square foot; Hg = snow depth above grade)

<u>AREA (Elevation)</u>	<u>Pf</u>	<u>Hg</u>
<i>Fredricksburg (below 5200')</i>	50	
<i>River Ranch (5100')</i>	50	
<i>Mesa Vista (elevation 5200' - 5800')</i>	75	
<i>Markleeville (5500')</i>	100	
<i>Markleevillage/Shay Creek (5600' - 5800')</i>	125	
<i>Woodfords/Hawkins Ranch Area (5500' - 5800')</i>	100	
<i>Crystal Springs (above 5800')</i>	125	
<i>Upper Woodfords Canyon (above 6200')</i>	200**	9 ft. ***
<i>Clarks Fork Canyon (above 6200')</i>	200**	9 ft. ***
<i>Hope/Faith/Charity Valleys (above 7000')</i>	250**	15 ft. ***
<i>Bear Valley/Kirkwood/Caples Lake (above 7200')</i>	300**	15 ft. ***
<i>Lake Alpine (above 7600')</i>	350**	20 ft. ***

**Snow loads for areas not specified shall be determined by the Building Official.*

*** For areas with a snow load of 150 psf or greater, no stress increases are allowed per CBC 2306. (Reference National Design Specifications for Wood Construction, Section 2.3.2, Load Duration Table 2.3.2.)*

****If eave heights are less than or equal to Hg, snow load reductions are not permitted.*

Roof snow loads (Pf) may be reduced for roof slope based on the Reduced Snow Load Chart below to a maximum of 50%.

Note: For roof covering material not considered as being “slippery” (i.e. wood shakes, tile, composition shingles & roll roofing) no snow load reduction is allowed.

REDUCED SNOW LOAD CHART

(Based on Roof Slope Factor "Cs" determined from ASCE 7-10 Figure 7-2b- for Cold Roofs with "Ct"= 1.1)

(Unobstructed Slippery Surfaces)

Roof Pitch	4:12	5:12	6:12	7:12	8:12	9:12	10:12	11:12	12:12	50%
Cs =	0.865	0.795	0.725	0.660	0.620	0.550	0.500	0.460	0.420	Max.
Base Design Snow Load "Pf" (psf)	Allowable Reduced Design Snow Loads									
50	43	40	36	33	31	28	25	25	25	25
75	65	60	54	50	47	41	38	38	38	38
100	87	80	73	66	62	55	50	50	50	50
125	108	99	91	83	78	69	63	63	63	63
150	130	119	109	99	93	83	75	75	75	75
175	151	139	127	116	109	96	88	88	88	88
200	173	159	145	132	124	110	100	100	100	100
225	195	179	163	149	140	124	113	113	113	113
250	216	199	181	165	155	138	125	125	125	125
275	238	219	199	182	171	151	138	138	138	138
300	260	239	218	198	186	165	150	150	150	150
325	281	258	236	215	202	179	163	163	163	163

CBC 1609.3 (Basic Wind Speed) and CRC R301.2.1 (Wind design criteria): These sections are hereby amended to add as follows: *Alpine County is designated to be within a special wind region. In certain areas, such as mountain tops and canyons, the ultimate design wind speed is higher, as determined by case studies and the approval of the building official.*

The ultimate design and basic wind speeds are as follows:

	Alpine County		Mesa Vista and River Ranch Area	
	Risk Category	Vult (mph)	Risk Category	Vult (mph)
CBC 1609.3 <i>(Ultimate wind speed, Vult)</i>	I	110	I	115
	II	130	II	140
	III or IV	140	III or IV	150
	100		105	
CRC R301.2.1 <i>(Basic wind speed)</i>	100		105	

CBC 1803.1.1.1 Preliminary soils report: Each city, county, or city and county shall enact an ordinance which requires a preliminary soils report, prepared by a civil engineer who is registered by the state. The report shall be based upon adequate test borings or excavations, of every subdivision, where a tentative and final map is required pursuant to Section 66426 of the Government Code. *The County of Alpine hereby formally adopts this section within the body of this ordinance.*

CBC 1803.2 Geotechnical Investigations: is hereby amended as follows: *Projects with specialized foundation systems, i.e. retaining walls or drilled piers, may require a geotechnical investigation as determined by the building official.*

CBC 1809.4 Depth and width of footings & CRC R403.1.4 Minimum depth: is hereby amended as follows: *The minimum depth of exterior footings shall be at least 18 inches below the undisturbed ground surface or erected on solid rock. The minimum depth of interior footings shall be at least 12 inches below the undisturbed ground surface or erected on solid rock.*

The 2013 California Plumbing Code, hereafter (CPC) is hereby amended, as follows:

CPC 604.1.2 Materials: *The installation and use of cross-linked polyethylene (PEX) piping is considered by the County of Alpine to be an "Alternate Material and Method" and, pursuant to CPC 1.8.7.2, shall be subject to approval by the building official on a case-by-case basis. The applicant or their contractor shall provide the following information and receive approval from the building official **prior** to installation:*

1. *Complete the PEX Certification Form noting: proposed PEX product, name of installer, copy of product installer's certification of training for the proposed PEX product and acceptance of fill and flush requirements of CPC 604.1.2*

2. *The use of PEX-AL-PEX is not adopted.*

CPC 609.2 Water supply, Installation: wherein it states: "...*Building supply yard piping shall not be less than twelve (12) inches below the average local frost depth. The cover shall not be less than twelve (12) inches below finish grade." *hereby shall be struck and replaced with:

1. *The main water service line shall be installed to a minimum depth of 36 inches below grade.*

2. *Under floor domestic water and hydronic supply/return piping shall be insulated with appropriate pipe wrapping per manufacturer specifications and in accordance with the requirements of the California Energy Code.*

3. *For elevations above 6200', a water shut-off valve shall be installed inside of structure with a back drain and a main shut off valve placed outside of the structure with a gate valve.*

CPC 901.1 Vents required: is hereby added: *The installation of air admittance valves shall require the **prior** approval of the building official.*

CPC 906.1 Roof termination: is hereby added: *A cricket or saddle-type diverter shall be installed on the ridge side of any chimney, flue or vent that is adjacent to, or penetrates the roof. Crickets or saddle coverings shall be a minimum 24 gauge sheet metal or the same material as the roof covering. Plumbing vents through the barge rafter shall be approved by the Building Official **prior** to installation, provided adequate clearances are maintained from windows, vents, combustion air and exhaust vents.*

The 2013 California Mechanical Code, hereafter (CMC) is hereby amended as follows:

CMC 303.8.1 Liquefied Petroleum Gas Appliances: ***Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement, or similar location where heavier-than-air gas might collect.** Appliances so fueled shall not be installed in an above-grade under-floor space or basement unless such location is provided with an approved means for removal of unburned gas and a combustible gas detector/alarm. The alarm(s) shall be audible to not less than 70 decibels within the lowest floor level of habitable spaces. Combustible gas alarms shall be installed in accordance with the approved manufacturer's instructions and shall be listed with a recognized testing agency. Combustible gas alarms shall receive their primary power from the building wiring. Wiring shall be permanent and without a disconnect switch other than as required for overcurrent protection.*

The 2013 California Fire Code, hereafter (CFC) is hereby amended as follows:

CFC 113.3 Work commencing before permit issuance: *Any person who commences any work on a fire protection or fire alarm system before obtaining the necessary permits shall be subject to an investigation fee that shall be in addition to the required permit fees. A special investigation shall be made before a permit may be issued for such work.*

CFC 113.2 Schedule of permit fees: A fee for each permit shall be paid as required, in accordance with the schedules as established by *Alpine County resolution pertaining to Community Development permits and fees.*

CFC 202 General Definitions: Fire Code Official: The fire chief or *chief building official* charged with the administration and enforcement of the code, or duly authorized representative.

CFC 903.3 Installation requirements: is hereby amended with the addition of CFC 903.3.9 Fire Control Room: *An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all fire sprinkler main risers, system control valves, fire alarm control panels and other fire equipment required by the fire code official. Fire control rooms shall be located within the building at a location approved by the fire code official, and shall be provided with a means to access the room directly from the exterior or a corridor built with 1 hour fire resistive construction. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.*

Where access as noted above cannot be provided, a listed post indicator valve shall be provided at least 10' from the building to control the water supply to the fire sprinkler system. A wall mount indicating valve is permissible provided it is accessible with no combustible building construction within 10' of said valve and through a non-combustible wall.

Exception: 1 and 2 family dwellings protected by an NFPA 13D designed system.

CFC 903.4.1 Monitoring: Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved *U.L. listed central station* and shall sound an audible signal *at the protected premises.*

CFC 6104 Location of LP-gas Containers: is amended with the addition of CFC 6104.3.3: *LP-gas containers (propane tanks) are required to be placed on a minimum 3 inch thick concrete or masonry foundation and anchored with seismic restraints or utility supplied saddles. For elevations above 6200 feet, LP-gas containers shall have an approved snow protective structure built over the container(s). Protective structures shall be designed to meet the design criteria requirements for the specific location including ignition resistant building materials as found in CBC chapter 7A. All regulators, meters and gas lines entering the building shall be substantially protected from snow and ice damage.*

SECTION 4. Special Conditions 15.04.030

Alpine County Code Section 13.08.040 Building Permit: The building official shall not issue a building permit for the construction of any new building or structure requiring the use of potable water and sewage in the County without the written approval of the County Environmental Health Specialist or District having jurisdiction expressing that the water and sewage systems are approved as to their respective standards.

SECTION 5. Violations 15.04.040

It is unlawful for any persons, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish, connect electrical, fuel or gas services, or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any provisions of this code. The building official is authorized to serve a notice of violation or order to the person(s) responsible under the provisions of this code. Any person who violates the provisions of the notice or order shall be subject to penalties as prescribed by law.

Validity: If any chapter, section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes or otherwise

inoperative, such decision shall not affect the validity of the remaining portion of this code.

SECTION 6. Effective Date

This ordinance, with the names of the members of the Board of Supervisors voting for or against the same, shall become effective and in full force and effect at 12:01 a.m. on January 7, 2014, and before expiration of fifteen (15) days after its passage, shall be posted in a prominent location at the Board of Supervisors' chambers and remain posted thereafter for at least one week.