



ALPINE COUNTY

Community Development Department

Building Division – Tony Creter Building Official

50 Diamond Valley Rd, Markleeville, CA 96120

Tel.: 530-694-2140 - Fax: 530-694-2149

BUILDING INFORMATION GUIDE

INSTRUCTIONS:

Building Permit Submittal List

PLAN CHECK FEES:

(Based on Square Footage and Est. Value Construction)

FIRE IMPACT FEE ORDINANCE

BUILDING PERMIT FEE TABLE

BUILDING VALUATION DATA

SPECIAL CONDITIONS:

Snow Loads, Design Requirements

BUILDING HEIGHT REQUIREMENTS:

Section 18.08.1150 Zoning Ordinance

BUILDING SETBACK REQUIREMENTS:

Zoning Ordinance No. 18.08.850,860 & 870

FORMS TO COMPLETE:

1. Items Required on a Set of Plans
2. Public Works Encroachment Application

*****It is the Permit Applicant's responsibility to obtain permits or approvals from the following agency's where the proposed work requires the review and approval by, or payment of fees to, the agency's listed below. Permits will not be issued until the required approvals are obtained.**

DIRECTORY OF PUBLIC AGENCIES

△ Alpine County Public Works

50 Diamond Valley Rd.
(530) 694-2140

△ Alpine County Unified School District

43 Hawkside Drive
(530) 694-2495

△ Alpine County Health Dept.

75 B Diamond Valley Rd.
(530) 694-2146

△ Alpine County Planning

50 Diamond Valley Rd.
Markleeville, CA 96120
(530) 694-2140

△ Kirkwood Meadows Public Utility

40 Loop Rd.
Kirkwood, CA 95646
(209) 258-4444

△ Kirkwood Mtn. Utilities

(209) 258-7332
Kirkwood, CA 95646

ALPINE COUNTY BUILDING DEPARTMENT PERMIT PROCESSING GUIDE

This guide is intended to assist applicants in submitting building plans, calculate fees, obtain approvals from all departments and list the design requirements for buildings constructed in Alpine County. A careful review of the information that follows will help you understand the permit process and avoid unnecessary delays, frustration, 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 building permit, plan review all requirements or conditions set forth by all regulatory and County agencies have been met.

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 departments for approvals and sign-offs.** If the applicant is unable to submit or route their plans in person, please call this office for other options. Arrangements for submitting plans through the mail must be made in advance.

Refer to the front page of this guide for a directory showing addresses and telephone numbers of agencies and departments that you may need to contact.

1. **Signed application** by Owner or Licensed California Contractor only.
2. **Minimum of three (3) sets of complete plans** shall be submitted (jurisdiction may require additional sets) which includes plumbing, mechanical, and electrical details; partially completed plans will not be accepted. **Note: if you intend to use "Pex pipe" or any type heating system other than warm air, you must submit complete plans and applicable documentation for plan review.**

All plans and application shall include an accurate description of the entire scope of work with 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 which are **18" x 24" Min. (24" x 36" 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 nonprofessional designers alike must be highly detailed and complete enabling 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 and/or wet-stamped and the signature of the name and license number of the professional who has prepared them upon approval.

Plan review expires **180days** after submittal of construction drawings and payment of plan review fees. A one-time 180day 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 the expiration of plan review. After expiration, additional fees are charged to reactivate the process, and drawings may have to be revised to comply with any new codes 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, and telephone numbers of the owner and the person responsible for the

preparation of the plans. Name/telephone number of a contact person if not the owner, e-mail address contact person.

- Assessor parcel number(s). Contact the Assessor @ (530) 694-2283 for this information.
Assessor parcel number is mandatory for property owner verification
 - Zoning designation. Contact the Planning Department @ (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, width and length
 - If applicable, show water tank storage to be located adjacent to driveway entrance with appropriate identifying signage of water tank
 - Fully dimensioned parking plan, including tabulation of existing, proposed and required parking spaces (not required for privately funded single-family dwellings)
 - Grade elevations at property line corners, at driveways, and at 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 property within 10 feet of property line
 - Provide 30 - 100' defensible space reduced fuel zone measures (Chapter 7A & PRC 4291) and erosion control measures to be used
 - Codes Summary - What code publications and editions used to design the project
 - Scope of work
4. **Site Plan:** Additional set of (1) one site plan for Public Works. Contact Public Works for application process @ (530) 694-2140.
 5. **Engineering Calculations:** Minimum of three (3) sets wet stamped with the name and registration of the California Licensed Engineer providing the calculations.
 6. **Truss Calculations** (if applicable) Minimum of three (3) sets of wet stamped and the signature of the engineer. **Note: 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.**
 7. **Title 24 Energy Design Calculations:** Minimum of three (3) sets to show compliance with State standards. Alpine County is in climate zone 16.
 8. **Dimensioned Building Floor Plans:** One (1) set for Assessor's record.
 9. **Plan Check Fee:** The fee will be determined by staff, please ask for assistance.
 10. **Additional Documentation:** 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 Dept. to request additional items of information which do not appear on the foregoing list of documents.

ADDITIONAL DOCUMENTS AND FEES REQUIRED FOR PERMIT ISSUANCE

11. **Planning/Zoning Approval:** Minimum of one (1) set of a site/plot plan (reference item no. 3 for design requirements) with building elevations and floor plan. Research your parcel! 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 and must provide a plot plan showing all pertinent land use information such as existing and proposed structures, building setbacks, side yards, off street parking, easements, and building envelopes (if applicable), etc. A fee(s) must be submitted to the Planning Department and are applicable for both residential and nonresidential buildings.

12. **Private Deed Restrictions:** Private codes, covenants, and deed restrictions (CC&R's). If your lot is in a subdivision where CC&R's imposed restrictions on the design and construction of a building, it is advisable to contact the local homeowners association of approval of plans prior to submitting them to County agencies for processing. Check with your local HOA for information regarding any fee requirements.
13. **Encroachment Permit:** Minimum of two (2) sets of a site plan. The Encroachment permit is required through the Public Works Dept. for all construction activities which take place within the County road right-of-way. These activities typically include driveway construction, utility trench excavations, landscaping, etc. All activities within this area are subject to Public Works Dept. approval and supervision. The fee is calculated and collected at the Public Works Department.

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 unless he shall have a statement issued and signed by the health officer that the water and sewage systems are installed and approved.)

14. **Private Water Supply:** The use of a private well as a domestic water supply is reviewed and approved by the Environmental Health Dept. Guidelines, procedures, and fees to obtain a permit are available through Health and Human Services.
15. **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 is available through Health and Human Services.
16. **Kirkwood Meadows Public Utility District:** For projects located in Kirkwood, contact KMPUD for plan submittal requirements and fees. Approval and sign-off must be obtained prior to the issuance of a building permit.
17. **Kirkwood Mountain Utilities & Bear Valley:** Mtn. Utilities distributes power and propane for the Kirkwood area. Approval and sign-off from this supplier are required if your construction project is located within their area of service. Fees(s) are calculated and collected at Mtn. Utilities. Contact their office for plan submittal requirements. Approval and sign-off must be obtained prior to the issuance of a building permit.
The Bear Valley area is service by Pacific Gas & Electric. Check for local LPG distributors.
18. **Bear Valley Water District & Lake Alpine Water Company:** For projects located in Bear Valley, contact BVWD for application process and fees @ 209-753-2112 and Lake Alpine Water Co. to obtain a will serve letter, contact LAWC @ 209-753-2409 or PO Box 5013, Bear Valley, CA 95223.
19. **Alpine County Unified School Facilities Fees:** The purpose of the fees is to finance the construction and reconstruction for school facilities for the students of the District. Pursuant to 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 \$2.97 per square foot, and \$0.47 per square foot for Commercial/Industrial development. The fee is in effect as of October 9, 2008 and payment is due and collected at the Alpine County Unified School District prior to a building permit issued with certification from the District that the fees specified herein have been paid. Minimum of one (1) plan cover sheet which indicates project's total square footage of conditioned floor area submitted to Alpine County School District for calculation of fees. Contact ACUSD at 530-694-2495 for information and appointment.
20. **Building Standards Administration Special Revolving Fund Fees:** Starting January 1, 2009, SB 1473 takes effect which provides for the creation of the Building Standards Administration Special Revolving Fund, emphasis is to be placed on the development, adoption, publication, updating, and educational efforts associated with green building standards. The bill requires that each city, county, and 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.

PERMIT VALUATION	FEE
\$1-25,000	\$1
\$25,001-50,000	\$2
\$50,001-75,000	\$3
\$75,001-100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

**ALPINE COUNTY BUILDING DEPARTMENT
PLAN CHECK FEES**

In order to save time when submitting plans by mail, the Building Department will accept an estimated plan check fee. 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. The plan check fee is based on square footage, and valuation of the proposed dwelling, using exterior building dimensions.

The estimated fee is based on the following residential formula:
Example: Project valuation: \$400,000.00
The following equation applies:
 $\$1,443.00 + (\$7.78 \times 300) = \$3,777.00 \times 75\% = \$2,832.75$ (Plan Check Fee)
The Plan Check Fee Deposit is \$2,832.75
See Table 3-A below. *Commercial projects calculated at 100%.

TABLE 3-A -BUILDING FEES

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$ 1 → \$ 500	\$34.00
\$ 501 → \$ 2,000	\$34.00 for first \$500 <u>PLUS</u> \$4.55 for each additional \$100 or fraction thereof, to and including \$2,000
\$ 2,001 → \$ 25,000	\$102.00 for first \$2,000 <u>PLUS</u> \$20.72 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$ 25,001 → \$ 50,000	\$569.00 for first \$25,000 <u>PLUS</u> \$14.26 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$ 50,001 → \$ 100,000	\$936.31 for the first \$50,000 <u>PLUS</u> \$10.37 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$ 100,001 → \$ 500,000	\$1,443.00 for the first \$100,000 <u>PLUS</u> \$7.78 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$ 500,001 → \$1,000,000	\$4,606.00 for the first \$500,000 <u>PLUS</u> \$6.48 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 → Up	\$7,995.00 for the first \$1,000,000 <u>PLUS</u> \$4.55 for each additional \$1,000 or fraction thereof

Miscellaneous Building Fees

(1) Inspections outside of normal business hours (2 hour minimum <u>PLUS</u> mileage):	\$201.98 Per Hr.*
(2) Reinspection fees assessed under provisions of Section 108.9 (1 hr minimum <u>PLUS</u> mileage):	\$134.70 Per Hr.*
(3) Inspections for which no fee is specifically indicated (½ hr. minimum <u>PLUS</u> mileage):	\$134.70 Per Hr.*
(4) Additional plan review required by changes, additions or revisions to approved plans: (½ hr. minimum)	\$134.70 Per Hr.***

* 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)

EXHIBIT A

RESOLUTION R2004-52

Schedule for Building Valuation Determination

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

* Subject to design and determination by Alpine County Building Department.

<p>Please Note: The above estimates do not include the required \$.30 per square foot Fire Impact Fee.</p>

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 your plan review are welcome. We recommend that you contact building department staff for assistance.

Normal review time is (2) two weeks. If you haven't had a response after two weeks, please call the Building Department at 530-694-2140. It should be understood that during peak building seasons the first review time may exceed two weeks; again, allow ample time prior to construction start dates. Plans are accepted and reviewed in the order received.

Additional Information: Final Building Dept. Fees: Payment of final Building Dept. fees is required at the time of permit issuance, after construction drawings have been approved and all documentation and clearances have been received. Such fees include all building permit and associated plumbing, mechanical, and electrical fees, and all other miscellaneous charges such as the permit issuance fee, balance of plan check fee, energy plan check fee, record retention, State seismic fee, water tank deposit (if applicable), fire impact (if applicable), etc.

Kirkwood Traffic Impact Mitigation Fees: The Kirkwood Area Traffic Impact Mitigation Fee ordinance outlines the procedure for payment of the fee. The fee is in effect as of July 1, 2006. Payment is due to the Planning Department before the Temporary Certificate of Occupancy or Final Occupancy of the building can be issued from the Alpine County Building Department. The fee for single family homes is \$3,250. Additional information may be obtained from the Planning Dept.

NOTICE REGARDING 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 mean little or no cost and may mean a great deal later.

Bear Valley Fire Chief:	Contact: Rick Stephens	209 753-2232
Kirkwood Fire Chief:	Contact: Rick Ansul	209 258-4444 x3
Markleeville Fire Chief:	Contact: Wayne Thomson	530 694-2357
Woodfords Fire Chief:	Contact: Buck McClelland	530 694-2922

SECTION 1. ADOPTION 15.04.0 10

Said Codes and any standards 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.

Subject to the amendments provided for in Section 15.04.010, the following Building Codes and certain appendix chapters and the reference therein are hereby adopted by reference and shall be known as the County of Alpine Building Code and contained herein is comprised of the following elements:

The specified portions of the California Building Standards Codes known as Title 24, Parts 6, 8, 10, 12. The California Building Code, 2007 Edition, as based on the 2006 International Building Code, as published by the International Code Council including only the following Appendices:

- Appendix Chapter 1, Administration
- Appendix C - Group U, Agricultural Buildings
- Appendix H - Signs
- Appendix I - Patio Covers
- Appendix J - Grading

The Uniform Housing Code, 1997 Edition, as published by the International Code Council.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials.

The California Electrical Code, 2007 Edition, as based on the 2005 National Electrical Code and as published by the National Fire Protection Association.

The California Plumbing Code, 2007 Edition, as based on the 2006 Uniform Plumbing Code, including only appendix chapters:

- Appendix Chapter 1, Administration
- Appendix A, Recommended rules for sizing the water supply system
- Appendix D, Sizing storm water drainage systems
- Appendix I, Installation Standards

The California Mechanical Code, 2007 Edition, as based on the 2006 Uniform Mechanical Code, including only Appendix Chapter 1, Administration as published by the International Association of Plumbing and Mechanical Officials.

The California Fire Code, 2007 Edition, as based on the 2006 International Fire Code, adopting Appendix Chapter 1, Administration.

- Appendix Chapter 1 - Administration
- Appendix B - Fire Flow Requirements for Buildings
- Appendix C - Fire Hydrant Locations
- Appendix H - Hazard Categories

Section 101.1: Title These regulations shall be known as the Fire Code of Alpine County.

Amendments to the International Building Codes:

SECTION 2. The 2007 California Building Codes adopted by reference by Alpine County Ordinance Chapter 15.04.020 is hereby amended as follows:

The 2007 California Administrative Code hereafter (CAC) is hereby amended as follows:

Section 105.3.2 Time Limitation of Application is hereby amended as follows:

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 90 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Section 105.5 Building Permits is hereby amended to read as follows:

105.5 Expiration of a Building Permit:

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 time the work is commenced. Every permit issued by the Building Official under the provisions of the California Building Code shall expire and become invalid three years from the date of issuance. The Building Official is authorized to grant in writing, one or more extension times, for periods not more than 180 days each. The extension shall be requested in writing with justifiable cause demonstrated. The fee for an extension of a valid permit shall be based upon the prorated portion of the incomplete work and based on the building permit fee. The maximum validity of a permit shall not exceed four years. Before any work can be recommenced on an expired permit, a new permit shall be obtained. The new permit fee shall be based on the percentage of the project to complete plus a one hundred-dollar administration fee. On permits expired for one year or more, the Codes in effect at the time a new permit is issued shall be the Codes which apply to that permit through the point of completion or expiration.

Section 108.4 Work Commencing Before Permit Issuance is hereby amended as follows:

108.4 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 which is equal to the amount of the permit fee required by code. A special investigation shall be made before a permit may be issued for such work.

Section 108.6 Refunds is hereby amended as follows:

108.6 Refunds: The Building Official may authorize refunding of any fee paid hereunder 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 refunding of not more than 80 percent of the permit fee paid.

The Building Official may authorize refunding 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 done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 90 days after the date of fee payment.

Section 110.3 Temporary Occupancy is hereby amended as follows:

110.3 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 fee for a temporary occupancy is two-hundred dollars and is limited to 90 days. The Building Official is authorized to grant one extension for not more than 90 days. The extension shall be requested in writing showing that circumstances beyond the control of the applicant have prevented action from being taken. The fee for the additional extension is two-hundred dollars.

Section 1505.1 is hereby amended as follows:

CLASS A FIRE RATING is required for all new roofs and for re-roofing of all structures. A permit is required for a re-roof.

Section 1507.2.8.2 Ice Dam Membrane is amended as follows:

Roof Covering Materials & Application:

For areas at or above the 6200-foot elevation, all roofs shall have a hot or cold underlayment roofing from the eave overhang for a distance 6 feet up slope of the exterior wall or to the ridge, whichever is less. Said underlayment shall be installed for the entire length of all valleys.

Section 1507.2.9.4 is hereby amended as follows:

Snow crickets shall be installed on all plumbing vents on sloped roofs, and minimum 24 gauge galvanized steel. Venting through barge rafter shall be approved by the Building Department prior to installation provided adequate clearances are maintained from windows, vents, combustion air and exhaust vents.

Section 1608A.2 is hereby amended as follows:

PF, MINIMUM ROOF SNOW LOADS, areas not mentioned shall be determined by the Building Official.

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

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

Section 1608A is amended as follows: The maximum snow load reduction for slope is 50 percent.

REDUCED SNOW LOAD CHART

(Based on Roof Slope Factor “Cs” determined from ASCE 7-05 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% Max
Cs =	0.935	0.865	0.795	0.720	0.675	0.600	0.550	0.500	0.450	
Base Design Snow Load “Pf” (psf)	Allowable Reduced Design Snow Loads									
50	47	43	40	36	34	30	28	25	23	25
75	70	65	60	54	51	45	41	38	34	38
100	94	87	80	72	68	60	55	50	45	50
125	117	108	99	90	84	75	69	63	56	63
150	140	130	119	108	101	90	83	75	68	75
175	164	151	139	126	118	105	96	88	79	88
200	187	173	159	144	135	120	110	100	90	100
225	210	195	179	162	152	135	124	113	101	113
250	234	216	199	180	169	150	138	125	113	125
275	257	238	219	198	186	165	151	138	124	138
300	281	260	239	216	203	180	165	150	135	150
325	304	281	258	234	219	195	179	163	146	163
350	327	303	278	252	236	210	193	175	158	175

Section 1609 & 1609A is hereby amended as follows:

Alpine County is in a special wind region; in certain areas the wind speed is higher.

The Minimum Basic Wind Speed - 85 mph (b). For the Mesa Vista and River Ranch Area - 90 mph (c). (Reference Chapter 6 ASCE 7) See Table 1609.3.1 Equivalent Basic Wind Speeds.

Section 1605.1,1605.3, 1605.3.2 is hereby amended as follows:

Roof snow load for lateral design may be reduced to 50% when P_f is greater than 150#/ft². Roof snow load for lateral design may be reduced to 20% when P_f is less than 150#/ft².

Section 1613.5.6 Determination of Seismic Design Category:

Occupancy Category I, II, or III structures located where the mapped spectral response acceleration parameter at 1-second period, S_1 , is greater than or equal to 0.75 shall be assigned to Seismic Design Category E. Occupancy Category IV structures located where the mapped spectral response acceleration parameter at 1 -second period, S_1 , is greater than or equal to 0.75 shall be assigned to Seismic Design Category F. All other structures shall be assigned to **Seismic Design Category D**. Tables 1613.5.6(1) and 1613.5.6(2) are struck.

Section 1805 Foundations & Footings is hereby amended as follows:

Table 1804.2 Allowable Foundation & Lateral Pressure shall be limited to 1500 psf; greater values shall require a soil's report.

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 unless he shall have a statement issued and signed by the health officer that the water and sewage systems are installed and approved.)

Plumbing - Main water service line shall be installed to a minimum depth of 36 inches below grade. Under floor domestic water and hydronic supply/return piping shall be insulated. Air admittance valves shall require prior approval of the Building Official.

Propane Tanks - Shall be placed on an approved slab with seismic restraints or utility supplied saddles.

Mechanical - Section 304.7 is amended as follows: L.P.G. Equipment - Equipment (furnaces, boilers, water heaters) burning liquefied petroleum gas (LPG) or liquid fuel shall not be located in a pit. All occupancies with appliances so fueled shall not be installed in an above-grade under floor space. Basements and mechanical rooms shall be provided with an approved LPG detector, alarm and gas valve controller with an approved means for removal of unburned gas. In addition, a sounding device that is audible to sleeping areas or occupied area shall be installed. Detectors shall be installed in accordance with the approved manufacturer's instructions and the detectors shall be listed with a recognized testing agency.

1. Additions, alterations or repairs to all occupancies, when the valuation of an addition or alteration exceeds one thousand dollars and a permit is required, or when one or more sleeping rooms are added or created in existing group R-1 occupancies, propane detectors shall be installed in accordance with subsection of this Section (2)(3). Direct replacement of existing LPG equipment located in an under floor space or basement requires the addition of an LPG Detector audible to the sleeping area(s).

2. New construction requiring propane detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnect switch other than those required by over current protection. Propane detectors may be solely battery operated when installed in existing buildings which undergo alterations, repairs, or additions regulated by subsection (3).

3. Location within Units: In dwelling units, a propane detector shall be installed in the mechanical room or rooms serving the occupancy with a sounding device that emits a signal audible to the sleeping area.

Fire Sprinkler Systems Required Throughout the County: Required for all R-1 and R-3 residential occupancies with three (3) units or more and all other buildings in accordance with Chapter 9 of the California Building Code. Plans are required for fire sprinkler systems prior to issuance of a Building Permit. All fire sprinkler systems require a fire alarm system that reports to a listed central station and a local evacuation alarm. Alarm plans shall be submitted with the fire sprinkler plans.

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 1hr fire-resistive construction. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.

Exception: 1 and 2 family dwelling protected by a NFPA 13D designed system.

Section 4501 of the NFPA Referenced Standards is hereby amended as follows:

All NFPA Standards shall be adopted *except* for these sections:

13E	13R	450	472	473	550	551	555	556
901	1000	1001	1002	1003	1005	1006	1021	1026
1031	1033	1035	1037	1041	1051	1061	1071	1201
1221	1250	1401	1402	1404	1405	1410	1451	1452
1500	1521	1561	1581	1582	1583	1584	1600	1620
1670	1710	1720	1800	1901	1906	1912	1925	1951
1971	1975	1981	1983	1991	1992	1994	1999	5000

Chapter 9, Section 903.3.1.2 NFPA 13R sprinkler systems is hereby deleted.

Existing Buildings; Additions, Alterations, and Repairs:

Existing buildings shall comply with CBC Chapter 7A when the addition, alteration, interior remodel and/or repair exceeds 50 percent of the value of an existing building or structure and complying with the requirements for new buildings or structures and may be made to such building or structure within any 12-month period without making the entire building or structure comply.

Elevation above six thousand two hundred feet:

Water shut off valve shall be installed inside of structure with a back drain and a main shut off valve shall be placed outside of the structure with a gate valve.

Propane Tanks:

Propane tanks shall have an approved protective structure built over the tank(s). All regulators, meters and gas lines entering the building shall be protected from snow and ice damage.

Permanent Utility Connections:

It is unlawful for any person, including utility companies, to connect electric power lines, natural gas or liquid petroleum gas sources to any building or structure for which a building permit is required by this ordinance until the final inspection has been made and approval signed by the building inspector. This shall not prohibit temporary power being approved by the building official during the course of construction. It is unlawful for any person to use or occupy any building to which electrical power is served from a temporary power pole for more than thirty days following approval of final inspection.

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 that 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 CDF.

EXEMPT ENTITIES

***No permit fee shall be required to be paid by government agencies for work being done by that agency.

15.04.040 Violations:

It is unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. Any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not to exceed five hundred dollars or by imprisonment in the County jail for not to exceed ninety days, or by both such fine and imprisonment. Each separate day or any portion thereof during when any violation of this chapter occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as provided in this chapter.

SECTION 4. Constitutionality:

If any section, subsection, sentence, clause or phase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have adopted the ordinance and each section, subsection, sentence, clause or phase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phases be declared invalid.