



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.

<u>PERMIT PROCESSING</u>	Page 2
- <u>Plan Review Deposit</u>	Page 3
<u>ADDITIONAL DOCUMENTS AND FEES</u>	Page 5
- <u>Agency Resource Directory</u>	Page 7
<u>FIRE IMPACT FEE ORDINANCE</u>	Page 8
<u>FIRE SAFE REGULATIONS ORDINANCE</u>	
<u>ALPINE COUNTY BUILDING CODE - ORDINANCE NO. 722-17</u>	Page 9

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 structural, plumbing, mechanical, and electrical details. Partially completed plans will not be accepted.

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 CAD, 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 as well as efficient drainage away from the structure. 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 and 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.**
 - 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.
 - Zoning designation. Contact the Planning Department at 530-694-2140 x437.
 - 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, length and turnarounds.
 - If applicable, show water tank (or tank hydrant connection) to be located adjacent to driveway with appropriate identifying signage. www.alpinecountyca.gov/DocumentCenter/View/1742
 - 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 (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 Designs,** if applicable. A minimum of two (2) sets of designs, 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. Truss designs cannot be deferred.**
- Energy Design Analysis:** 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 (New Construction)								
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	\$12.65	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) 2 nd Re-inspection fee (1 hour minimum <u>PLUS</u> mileage):	\$151.00 Per Hour*
(3) Inspections for which no fee is specifically indicated or unpermitted work (1 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 may 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 and for Commercial/Industrial development. One (1) plan 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 SAFETY DIV. PLAN REVIEW APPROVAL CARD



DATE: _____

NAME: _____

PROJECT DESCRIPTION: _____

ADDRESS: _____

PHONE: _____

ASSESSORS PARCEL NUMBER: _____

*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. 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 a minimum of 2,500 gallons be available, by means of a pool, water tank, or other device. As an alternative, each site owner may 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. This option may not available if it is determined that the travel time/distance for fire apparatus exceeds the designated response time. The Building Safety Division will let you know whether or not this state requirement applies to your plans and location, and can provide additional information on the various options. The appropriate option will be a joint decision based upon a consideration of the specifics of each individual site and must be identified on the site plan 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

ORDINANCE NO.: 722-17

AN ORDINANCE OF THE COUNTY OF ALPINE, STATE OF CALIFORNIA, AMENDING ALPINE COUNTY CODE SECTION 15.04 (TECHNICAL BUILDING CODES), AND REPEALING ORDINANCE 706-14. ADOPTING BY REFERENCE; THE CALIFORNIA BUILDING CODE, 2016 EDITION; THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION; THE CALIFORNIA MECHANICAL CODE, 2016 EDITION; THE CALIFORNIA PLUMBING CODE, 2016 EDITION; THE CALIFORNIA FIRE CODE, 2016 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 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 706-14 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 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 California Code of Regulations, Title 24, Parts 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11.

A. The International Building Code, 2015 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, 2016 edition), including only the following Appendices:

1. Appendix A - Employee Qualifications
2. Appendix C - Group U – Agricultural Buildings
3. Appendix J - Grading

B. The International Residential Code, 2015 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, 2016 edition), including only the following Appendices:

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

C. The National Electrical Code, 2014 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, 2016 edition).

D. The Uniform Mechanical Code, 2015 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, 2016 edition).

E. The Uniform Plumbing Code, 2015 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, 2016 edition), including only appendices:

1. Appendix A – Recommended Rules for Sizing the Water Supply System
2. Appendix I – Installation Standard for PEX Tubing Systems for Hot- and Cold-Water Distribution.

F. The California Energy Code, 2016 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 6, of the California Code of Regulations (California Energy Code, 2016 edition),

G. The California Historical Building Code, 2016 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 8, of the California Code of Regulations (California Historical Building Code, 2016 edition),

H. The California Existing Building Code, 2016 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 10, of the California Code of Regulations (California Existing Building Code, 2016 edition),

I. The California Green Building Standards Code, 2016 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 11, of the California Code of Regulations (California Green Building Standards Code, 2016 edition),

J. The International Fire Code, 2015 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, 2016 edition), including only appendices:

1. Appendix B – Fire Flow Requirements for Buildings
2. Appendix C – Fire Hydrant Locations and Distributions
3. Appendix I -- Fire Protection Systems-Noncompliant Conditions

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 Standards Codes:

The 2016 California Building Codes and appurtenances adopted by reference by Alpine County Ordinance – Section 15.04.020 are hereby amended (in *italics*) as follows:

The 2016 California Building Code (Part 2, Volume 1 & 2), hereafter (CBC) and the 2016 California Residential Code (Part 2.5) hereafter (CRC) is hereby amended as follows:

CBC 105.2 & CRC R105.2 Work exempt from permit.

Exceptions:

1. One–story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet. *Dependent upon the their respective distance to the primary structure, all accessory structures are subject to materials and construction methods for exterior wildfire exposure*

required, pursuant to CBC Chapter 7A and CRC R337. All accessory structures are subject to the zoning and setback requirements of the Alpine County Zoning Ordinance (Title 18, Alpine County Code).

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 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. *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 is subject to 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. *The maximum validity of an open permit shall not exceed four years. Before any work can be recommenced on an expired permit, a new permit shall first be obtained. An extension shall not be valid until prescribed fees have been paid in accordance with the percentage of the level of completion which is based on the building permit 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.*

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 shall set a time period during which the temporary certificate of occupancy is valid. *The time period of temporary occupancy is limited to 90 days. Any requested extension of term shall be made in writing showing that circumstances beyond the control of the applicant have prevented action from being taken. A fee for additional extensions may be applicable.*

CRC R301.1.1.1 Alternative provisions for limited-density owner-built rural dwellings. ~~The purpose of this subsection is to permit alternatives that provide minimum protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of limited-density owner-built rural dwellings as defined in Chapter 2 of this code. For additional information see Chapter 1, Subchapter 1, Article 8, of Title 24, California Code of Regulations, commencing with Section 74. Subsection R301.1.1.1 hereby shall be struck. Subsection R301.1.1.1 is not required to be, and shall not be adopted. CRC R301.1.1.1 is superseded by adopted provisions of the Building Code of Alpine County. EXPRESS FINDING (1a-1e, 2d-2f)~~

CBC 1505.1.2 & CRC R902.1.2 Roof coverings within state responsibility areas. The entire roof covering of every existing structure where more than 50 percent of the

total roof is replaced within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class B a Class "A" Fire Rated assembly. EXPRESS FINDING (1b)

CBC 1505.1.3 & CRC R902.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof is replaced within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class C a Class "A" Fire Rated assembly. EXPRESS FINDING (1b)

CBC 1507.2.8.2, 1507.5.4, 1507.6.4, 1507.7.4, 1507.8.4, 1507.9.4, 1507.17.4.2 & CRC R905.1.2. Ice barriers.

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), 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 (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area. (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, and for the entire length of all valleys.

For areas above 6200 feet elevation, a cricket or saddle-type diverter shall be installed on the upslope 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 subject to the approval by the Building Official prior to installation. Vent termination clearances of such vents shall be in accordance with CPC 906.2. EXPRESS FINDING (1c)

CBC Chapter 16 & CRC R301.2 Climatic and Geographic Design Criteria

Due to the varied geographical, topographical and climatic conditions within the County of Alpine, CRC Table R301.2(1) is replaced to show individualized snow load and wind design criteria charts.

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

Site specific case studies designated as "CS"

MINIMUM ROOF SNOW LOADS. (Pf= pounds per square foot Hg=height above grade)

<u>AREA</u>	<u>Pf</u>	<u>Hg</u>
<i>Fredricksburg (below elevation 5200')</i>	50	
<i>River Ranch (elevation 5100')</i>	50	
<i>Mesa Vista (elevation 5200'- 5800')</i>	75	
<i>Markleeville (elevation 5500')</i>	100	
<i>Markleevillage/Shay Creek (5600'- 5800')</i>	125	
<i>Woodfords/Hawkins Ranch Area (5500'- 5800')</i>	100	
<i>Crystal Springs (above elevation 5800')</i>	125	
<i>Upper Woodfords Canyon (above 6200')</i>	200**	9 ft. ***
<i>Hope/Faith/Charity Valleys (above 6800')</i>	250**	15 ft. ***
<i>Bear Valley/Kirkwood/Caples Lake (above 7100')</i>	300**	15 ft. ***
<i>Lake Alpine (above 7300')</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%.

CBC Table 1608.2 Ground Snow Loads is hereby replaced as follows:

REDUCED SNOW LOAD CHART										
(Based on Roof Slope Factor "Cs" determined from ASCE7-05 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%
Cs =	0.865	0.795	0.725	0.660	0.620	0.550	0.500	0.460	0.420	Max.
Base Design Snow Load "P _f " (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
350	303	278	254	231	217	193	175	175	175	175

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.

* The maximum snow load reduction for slope is limited to 50%.
EXPRESS FINDING (1D, 1E)

CBC 1609. 3. (Ultimate design wind speed) & 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 may be higher, as determined by case studies and the approval of the building official.*

	Mesa Vista & River Ranch-Exposure C		Other Alpine County Regions-Exposure B	
	Risk Category	Vult (mph)	Risk Category	Vult (mph)
CBC 1609.3	I	115	I	110
	II	140	II	130
	III	150	III	140
	IV	150	IV	140
CRC R301.2.1	II	140	II	130

CBC 1613 Earthquake Loads. Determination of seismic design category. Is hereby amended as follows: *Alpine County is within a Seismic Design Category "D" region. Site specific category determination shall be in accordance with USGS spectral response acceleration mapping.*

CBC 1803.1.1.1 & CRC R401.4.1.1.1 Preliminary soil report. Each city, county, or city and county shall enact an ordinance which requires a preliminary soil 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 preliminary soil report may be waived if the building department of the city, county, or city and county, or other enforcement agency charged with the administration and enforcement of the provisions of Section 1803.1.1 & R401.1.1, shall determine that, due to the knowledge such department has as to the soil qualities of the soil of the subdivision or lot, no preliminary analysis is necessary.

The County of Alpine hereby formally adopts these sections within the body of this ordinance. The County of Alpine hereby further amends this section as follows:
For all subject projects, the project architect or engineer of record shall indicate on the construction documents the Presumptive Load-Bearing Values, including, but not limited to, the Class of Materials and the Vertical Foundation Pressure (Load-Bearing Pressure). Proposed Load-bearing pressures exceeding 1500 psf are subject to geotechnical investigation. EXPRESS FINDING (1a, 2d)

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. EXPRESS FINDING (1a, 2d)*

The 2016 California Mechanical Code (Part 4), hereafter (CMC) is hereby amended as follows:

CMC 303.7.1 Liquefied Petroleum Gas Appliances. [HCD 1 & HCD 2] Liquefied petroleum gas-burning appliances shall not be located 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.

This section is hereby amended with the addition of: *When new installations and replacement of LP-Gas appliances are performed, an LP-gas detector/alarm shall be provided on the lowest floor level of the building. LP-gas alarms shall receive their primary power from the building wiring and shall be equipped with a battery back-up. Wiring shall be permanent and without a disconnect switch other than as required for overcurrent protection. A sounding device that is audible (min. 70 db) 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. EXPRESS FINDING (1g)*

The 2016 California Plumbing Code (Part 5), hereafter (CPC) is hereby amended, as follows:

CPC 609.1 Installation. “...~~Building supply yard piping shall not be less than 12 inches (305 mm) below the average local frost depth. The cover shall not be less than 12 inches (305 mm) 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. *For elevations above 6200’, a water shut-off valve shall be installed inside of, or protected by a structure with a back drain and a main shut off valve placed outside of the structure with a gate valve, in accordance with CPC 606.6*

3. *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 and CPC 609.11.*

EXPRESS FINDING (1a, 1f)

CPC 901.2 Vents Required. is hereby amended: *The installation of air admittance valves shall first require the prior approval of the building official.*

ADMINISTRATIVE POLICY

CPC 906.1. Roof termination. is hereby amended: *A cricket or saddle-type diverter shall be installed on the upslope 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 first approved by the Building Official prior to installation, provided clearances are maintained from openable windows, doors vents, air intake or vent shafts in accordance with CPC 906.2. EXPRESS FINDING (1c)*

The 2016 California Fire Code (Part 9), hereafter (CFC) is hereby amended as follows:

CFC 202 General Definitions: Fire Code Official. is hereby amended as follows: *The fire chief or chief building official charged with the administration and enforcement of the code, or duly authorized representative. EXPRESS FINDING (4a-4b)*

CFC 901.4.6 Pump and riser room size. is hereby amended as follows: *A Fire sprinkler riser room shall be provided for NFPA 13 systems, as determined to be required by the Fire Code Official.*

1. *Fire sprinkler riser rooms shall be located on an outside wall at grade. Such rooms shall be a minimum of Type V-1-hour construction throughout and provided with a 45-minute rated door assembly, with a minimum opening of 36- inches directly to the exterior.*
2. *The riser room shall contain all sprinkler control valves, backflow assembly (unless prohibited by the water purveyor), fire pump, if provided, and the fire alarm control panel(s). No other uses or utilities including storage shall be*

allowed in the room. Note: Individual floor control valves may be located in other locations if approved by the Fire Code Official.

- 3. Riser rooms shall be of a size that will allow a minimum of 36-inch clearance on at least 3 sides of all of the sprinkler risers, around all portions of the fire pump assembly and its appurtenances, and in front of the fire alarm control panel(s).*
- 4. Riser rooms shall be provided with a thermostatically-controlled heater capable of maintaining a minimum of 40 degrees Fahrenheit to prevent freezing. Adequate lighting shall be provided.*
- 5. Major increases in the square foot area, or changes of use and/or occupancy of the structure shall be subject to the requirement to construct an exterior accessible riser room, if not previously existing.*
- 6. A red placard with minimum 1- inch height white lettering reading "FIRE CONTROL ROOM" shall be permanently installed on the exterior of the riser room door at a height of 72 inches.*
- 7. A County of Alpine designated lock box shall be installed on the exterior of the riser room at a height of not less than 60 inches above ground level.*

EXPRESS FINDING (4a-4c)

CFC 903.3.1.2 NFPA 13R Sprinkler Systems. is hereby modified and amended as follows: *Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288mm) in height, that are not otherwise required by the 2016 California Fire Code to be protected by the installation of NFPA 13 or NFPA 13D systems, shall be required to be protected by the installation of an approved NFPA 13 automatic sprinkler system. EXPRESS FINDING (4a-4c)*

CFC 903.4.1 Monitoring. is hereby amended as follows: Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station *and shall sound an audible signal at the protected premises. EXPRESS FINDING (4a-4c)*

CFC 6104 Location of LP-Gas Containers. is hereby amended with the addition of **CFC 6104.3.3:** *New installations of 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, above-ground LP-gas containers shall have an approved snow-protective structure constructed over the regulator and gas piping at the container(s). Protective structures shall be constructed to meet the design criteria requirements for the specific location including non-combustible building materials. All exposed regulators, meters and gas lines entering the building shall be substantially protected from snow and ice damage. EXPRESS FINDING (1c, 1e, 1g)*

SECTION 4. 15.04.030 Special Conditions

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. 15.04.040 Violations.

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 of the 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.

Constitutionality and Severability. 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 the thirtieth day after its passage, 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.

Passed and adopted this 7th day of March, 2017 at Markleeville, California, by the following vote:

AYES:

NOES:

ABSENT:

Terry Woodrow, Chair, Board of Supervisors
County of Alpine, State of California

ATTEST:

APPROVED AS TO FORM:

Teola Tremayne, County Clerk &
Ex Officio Clerk to the Board of Supervisors
County of Alpine, State of California

David Prentice, County Counsel
County of Alpine