

Ordinance No. 6185

An Ordinance of the Board of Supervisors, County of Sonoma, State of California, Amending Chapters 7 (Building Regulations) and 7C (Wood Burning Appliances), of the Sonoma County Code, and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, 2016 Editions Of The California Building Standards Code, Including: (1) The [California Building Code](#) Volumes 1 and 2; (2) The California Residential Building Code; (3) The [California Green Building Standards Code](#); (4) The [California Mechanical Code](#); (5) The [California Plumbing Code](#); (6) The [California Electrical Code](#); (7) The [California Energy Code](#), (8) The [California Referenced Standards Code](#), and (9) The [California Administrative Code](#); and Adopting Local Findings; and Making Other Technical and Administrative Revisions to Chapters 7, 7A (Limited Density Owner-Built Rural Dwellings) and 7C and deleting 7D1 (Green Building) and 7D2 (Energy Efficiency).

The Board of Supervisors of the County of Sonoma ordains as follows:

SECTION I. Chapter 7, Building Regulations, of the Sonoma County Code is hereby amended as follows:

(a) Section 7-4, Appeals, is revised to read:

Sec. 7-4. - Reserved.

(b) Section 7-9, Refunds, is revised to read:

Sec. 7-9. - Refunds.

Pursuant to Section 109.6 of Chapter 1, Division II, of the [California Building Code](#), 104.5.3 of Chapter 1, Division II, of the [California Plumbing Code](#), Section 104.5.3 of Chapter 1, Division II, of the [California Mechanical Code](#), Section R108.5 of the [California Residential Code](#) and Section 89.108.4.2 of the [California Electrical Code](#), refunds of fees paid may be made, subject to the following:

- (a) One hundred percent (100%) of a fee erroneously paid or collected may be refunded.
- (b) Ninety percent (90%) of the plan review fee may be refunded when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.

- (c) Ninety percent (90%) of the building, plumbing, electrical, and/or mechanical permit fee may be refunded when a permit for which some or all of these permit fees have been paid is withdrawn or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- (d) The chief building official may authorize the refund of all or part of a fee in order to correct an error by the department. The details of such a refund shall be retained in project file.
- (e) Application for refund must be made within one (1) year of the date the fee is paid.

(c) Section 7-13, Codes adopted and modifications, is revised to read:

Error! Hyperlink reference not valid.Sec. 7-13. - Codes adopted and modifications.

- (A) Code Adoption. The following listed codes are hereby adopted and incorporated herein by reference, save and except such portions as are added, amended, deleted, modified or revised in subsequent sections.
 - (1) California Code of Regulations (CCR), Title 24, Part 1, 2016 [California Administrative Code](#).
 - (2) CCR, Title 24, Part 2, 2016 [California Building Code](#) (CBC), Volumes 1 and 2, Chapters 1-35.
 - (3) CCR, Title 24, Part 2.5, 2016 [California Residential Code](#) (CRC), Chapters 1-10 , 44 and Appendix H.
 - (4) CCR, Title 24, Part 3, 2016 [California Electrical Code](#) (CEC), Chapters 1-9 and Informative Annex H.
 - (5) CCR, Title 24, Part 4, 2016 [California Mechanical Code](#) (CMC), Chapters 1-17 and Appendices B, C, D and F.
 - (6) CCR, Title 24, Part 5, 2016 [California Plumbing Code](#) (CPC), Chapters 1-17 and Appendices A, B, C, D, G, H, I, J and K.
 - (7) CCR, Title 24, Part 6, 2016 [California Energy Code](#).
 - (8) CCR, Title 24, Part 8, 2016 [California Historical Building Code](#).

- (9) CCR, Title 24, Part 10, 2016 [California Existing Building Code](#) (CEBC), Chapter 2, Chapter 3 Section 301.1.4 only, Chapter 4 Section 404 only and Chapter 16.
- (10) CCR, Title 24, Part 11, 2016 [California Green Building Standards Code](#), Chapters 1-8, Appendices A4 and A5.
- (11) CCR, Title 24, Part 12, 2016 [California Referenced Standards Code](#).

(B) Administrative Provisions

(1) Appeals.

CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 2.5, 2016 CRC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR, Title 24, Part 3, 2016 CEC, Section 89.108.8.3.1;

CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division I, Section 1.8.8.3.1;

CCR Title 24, Part 5, 2016 CPC, Chapter 1, Division I, Section 1.8.8.3.1; and,

CCR Title 24, Part 10, 2016 CEBC, Chapter 1, Division I, Section 1.8.8.3.1; are added to read as follows:

Appeals. Appeal may be made from any decisions of the chief building official provided, however, that such appeal may not be made more than thirty (30) days after the decision from which appeal is being made has been rendered. Prescriptive standards as set forth in this code do not constitute a decision of the building official appealable under this section. All applicants and appellants shall be given reasonable opportunity to be heard and present evidence. Decisions of the local appeals board and housing appeals board shall be in writing and shall be delivered to the appellant either in person or by mailing to the address stated on the appeal or application. Decisions of the local appeals board and housing appeals board are final. The local appeals board and housing appeals board shall have no authority relative to fees, permit processing or other matters which are not directly related to building standards, and shall have no authority to waive the requirements of this code. Appeals of any notice of violation or notice and order to abate any violation of this code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

(2) Time Limit of Application.

CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division II, Section 105.3.2;

CCR Title 24, Part 2.5, 2016 CRC, Chapter 1, Division II, Section 105.3.2;

CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division II, Section 104.3.3;

CCR Title 24, Part 5, 2016 CPC, Chapter 1, Division II, Section 104.3.3;

CCR Title 24, Part 10, 2016 CEBC, Chapter 1, Division II, Section 105.3.2;
are amended to read as follows and

CCR, Title 24, Part 3, 2016 CEC, Informative Annex H, Section 80.19(I) is
added to read as follows:

Time Limit of Application. If no permit is issued within one year following the date of application, the 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. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

(3) Permit Expiration.

CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division II, Section 105.5;

CCR Title 24, Part 2.5, 2016 CRC, Chapter 1, Division II, Section R105.5;

CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division II, Section 104.4.3;

CCR Title 24, Part 5, 2016 CPC, Chapter 1, Division II, Section 104.4.3; and,

CCR Title 24, Part 10, 2016 CEBC, Chapter 1, Division II, Section 105.5;
are amended to read as follows and

CCR, Title 24, Part 3, 2016 CEC, Informative Annex H, Section 80.19(J) is added to read as follows:

Permit Expiration.

- (a) Unless otherwise authorized, every permit issued by the Permit and Resource Management Department under the provisions of this section shall expire by limitation three (3) years from the date of permit issuance. The chief building official may limit a permit to a lesser time period when necessary to abate dangerous or substandard conditions. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the three year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.
 - (b) Before any work can be commence or recommenced on any expired permit, or permit to legalize a violation, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department.
 - i. Any new permits issued to recommence work started under an expired permit will be based on the codes in effect at the time of the original expired permit.
 - ii. Any new permits issued to commence work under an expired permit will be based on the codes in effect at the time of the original expired permit, provided that no more than two subsequent model [California Building Codes](#) have been adopted.
 - iii. Any new permits issued to commence work under an expired permit where more than two subsequent model [California Building Codes](#) have been adopted shall be governed by the codes in force at the time of the new permit application.
 - iv. Any new permits issued to legalize a violation shall be governed by the codes in force at the time of the new permit application.
 - (c) The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to expiration of the permit plus the full value of any new work not previously permitted per the Permit and Resource Management Department Expired Permit Policy.
- (4) Schedule of Permit Fees.

CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division II, Section 109.2;

CCR Title 24, Part 2.5, 2016 CRC, Chapter 1, Division II, Section R108.2;

CCR, Title 24, Part 3, 2016 CEC, Informative Annex H, Section 80.19(E);

CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division II, Section 104.5;

CCR Title 24, Part 5, 2016 CPC, Chapter 1, Division II, Section 104.5; and,

CCR Title 24, Part 10, 2016 CEBC, Chapter 1, Division II, Section 108.2;
are amended to read as follows:

Schedule of Permit Fees.

1. Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the Sonoma County Board of Supervisors.
2. Incomplete Plans. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Permit and Resource Management Department fee schedule.
3. Peer Review or Third Party Review. When approved by the chief building official a reduction in plan review fees by twenty five per cent (25%) of that otherwise required may be granted where a peer review or third party plan review or other process results in substantially reduced plan review effort by the Permit and Resource Management Department.
4. Stock Plans. The chief building official may, in his or her discretion, waive the plan check fee for the second and all subsequent buildings or structures identical to a building or structure for which a plan check has been paid because there is a reduction in the cost of providing the service. This plan check fee waiver for subsequent submittals shall be limited to one (1) year following date of original fee payment. In each case the applicant must be the same for all permits.
5. Reinspection Fees. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the

requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card has not been posted or otherwise is not available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. The reinspection fee shall be established in the Board of Supervisors' fee schedule. When a reinspection fee has been assessed, no additional inspection of the work shall be performed until the required fees have been paid.

6. Violation Penalty and Review Fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. A review fee equal to the amount of the permit fee, whether or not a permit is then or subsequently issued, shall be assessed. The payment of such review fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

- (5) CCR Title 24, Part 2, 2016 CBC, Volume 1 Chapter 1, Division II, Section 114.4;

CCR Title 24, Part 2.5, 2016 CRC, Chapter 1, Division II, Section R113.4;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.23(B)(1);

CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division II, Section 1063;

CCR Title 24, Part 5, 2016 CPC, Chapter 1, Division II, Section 106.3; and,

CCR Title 24, Part 10, 2016, CEBC, Chapter 1, Division II, Section 113.4 are deleted.

- (6) Connection after Order to Disconnect.

CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division II, Section 112.4;

CCR Title 24, Part 2.5, 2016 CRC, Chapter 1, Division II, Section R111.4;

CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.25(F);

CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division II, Section 106.7;

CCR Title 24, Part 5, 2016 CPC, Chapter 1, Division II, Section 106.7; and

CCR Title 24, Part 10, 2016 CEBC, Chapter 1, Division II, Section 111.4;
are added to read:

Connection After Order to Disconnect. Persons shall not make connections from any energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the building official or the use of which has been ordered to be discontinued by the building official until the building official authorizes the reconnection and use of such equipment.

(C) **California Building Code Revisions**

- (1) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division II, Section 101.4.4 is amended to read:

101.4.4. Property maintenance. The provisions of Sections 116 Unsafe Structures and Equipment of the [California Building Code](#) as amended by Sonoma County Code by adding Sections 116.1.1 and 116.1.2, shall apply to existing buildings and premises.

- (2) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division II, Section 105.2 is amended to read:

105.2 Work exempt from permit. Exemption from permit requirements of this section shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Such exempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines. Permits shall not be required for the following:

(a) Building Permit Exemptions:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and the height above grade does not exceed 12 feet. No more than one structure may be allowed under this exemption unless separated from another permit exempt structure by more than 50 feet.
2. Fences, not over 10 feet high, except that solid wood, concrete, metal, and masonry fences more than 7 feet in height measured from

the lowest existing grade to the top of the fence shall require a building permit.

3. Oil derricks.
4. Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding Class I, II, or IIIA liquids. For the purpose of this section, a retaining wall is considered to be supporting a surcharge if:
 - a. The wall retains more than one foot of material and the retained material slopes more than two units horizontal to one vertical within a distance equal to twice the height of the wall above the lowest existing grade, or
 - b. The wall retains more than one foot of material and any road or structure is located on the retained material within a distance equal to twice the height of the wall above the lowest existing grade.
5. Tanks, not containing Class I, II, or IIIA liquids supported directly upon grade, or below grade, if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks, platforms, driveways, nonstructural slabs and decks not more than 30 inches above grade, and not over any basement or story below and are not part of a disabled access route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy which do not exceed 5,000 gallons, and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. Plumbing, electrical or mechanical systems associated with the structure require permits.
11. Swings, play structures, and other playground equipment, treehouses with a floor area less than 120 square feet, and skateboard ramps, accessory to detached one and two family dwellings, which are not

used for commercial purposes, and children's play structures when constructed on a parcel which contains a one or two- family dwelling or a State licensed school or day care center.

12. Window awnings in Group R-3 and U Occupancies, supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height for office work spaces and cubicles.
14. Minor repair of interior paneling or gypsum wallboard when it does not serve as a fire-resistive assembly or as lateral bracing for a structure. Minor repairs are limited to 100 square feet, on a one time basis. Subsequent minor repairs will require permits. This exemption shall not apply to structures subject to flood damage.
15. Replacement of windows or doors with others of the same size, and in the same location when the structural frame of the opening is not altered.
16. Prefabricated structures no more than 500 square feet in area, constructed of light frame materials and covered with cloth or flexible plastic which has a thickness no greater than 5/1000 of an inch, accessory to a single family dwelling, with no associated electrical, plumbing, or mechanical equipment and the height above grade does not exceed 12 feet.
17. Residential Arbors, trellises, and gazebos, when the height above grade does not exceed twelve (12) feet. For the purpose of this section, arbors, trellises, and gazebos are considered for detached shade structures accessory to residential occupancies and are defined as follows:
 - a. Structures which have a lattice or fabric roof structure, and
 - b. 75% of the exterior walls are not less than 75% open, and
 - c. Into which a motor vehicle cannot be driven due to the configuration of the structure or placement on the site.

If such a structure contains electrical, plumbing, or mechanical equipment, a permit is required for this work.

18. Removal of up to 25% of exterior and/or interior or roof coverings or other similar work for the purpose of determining the condition of structural members in a structure where work is being planned. Such work may remain exposed for a maximum of 90 days before being repaired. A permit must be obtained for the repairs unless exempted by this section of the Sonoma county code.

19. 2-bin trash enclosure covers with a height not exceeding 12 feet.

(b) Electrical Permit Exemptions:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electric equipment to approved permanently installed receptacles.
2. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord and plug connected temporary decorative lighting.
5. Reinstallation or replacement of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Installation or maintenance of communications wiring, devices, appliances, apparatus, or equipment.

(c) Gas Permit Exemptions:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(d) Mechanical Permit Exemptions:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(e) Plumbing Permit Exemptions:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
 3. Replacement of existing plumbing fixtures for low flow plumbing fixtures in accordance with Section 1101.1 California Civil Code.
- (3) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 1, Division II, Section 113 is deleted.
- (4) CCR Title 24, Part 2, 2016 CBC, Volume 1 Chapter 1, Division II, Section 116.1.1 is added to read:

116.1.1 Definition of unsafe or dangerous building. Any building or structure which has any or all of the conditions or defects hereinafter described shall be

deemed to be an unsafe or dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered. The presence of an unsafe or dangerous building shall be considered a public nuisance subject to abatement pursuant to Chapter 1, Sonoma County Code.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.
7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay

or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
11. Whenever the building or structure, exclusive of the foundation, shows 33 per cent or more damage or deterioration of its supporting member or members, or 50 per cent damage or deterioration of its nonsupporting members, enclosing or outside wall or coverings.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement including construction without permit or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in this Code or Health and Safety Code section 17920.3 or Uniform Housing Code Chapters 4, 5, 6 and Sections 701.2, 701.3, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 per cent, or in any supporting part, member or portion less than 66 per cent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or is such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
 17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or equity jurisprudence.
 18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
 19. Whenever any building or structure has been abandoned and unsecured for a period in excess of six months so as to constitute an attractive nuisance or hazard to the public.
- (5) CCR Title 24, Part 2, 2016 CBC, Volume 1 Chapter 1, Division II, Section 116.1.2 is added to read:
- 116.1.2 Definition of nuisance. The following shall be defined as a nuisance:
1. Any public nuisance known at common law or in equity jurisprudence.
 2. Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes, but is not limited to, any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris, or vegetation that may prove a hazard for inquisitive minors.
 3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
 4. Overcrowding a room with occupants.
 5. Insufficient ventilation or illumination.
 6. Inadequate or unsanitary sewage or plumbing facilities.
 7. Uncleanliness, as determined by the health officer.
 8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

- (6) CCR Title 24, Part 2, 2016 CBC, Volume 1 Chapter 1, Division II, Section 116.3 is amended to read:

116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe per Section 1-7.3 of the Sonoma County Code.

- (7) CCR Title 24, Part 2, 2016 CBC, Volume 1 Chapter 1, Division II, Section 117 is added to read:

SECTION 117
NOTICE TO VACATE

117.1 Posting. Every notice to vacate shall, in addition to being served as provided in Section 116.4, be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official
County of Sonoma

117.2 Posting during declared emergencies. During a declared local, state or federal emergency or state of emergency as defined in Chapter 10 of this Code, each structure or property affected by the declaration and subsequently reviewed shall be evaluated and posted in accordance with the standards established in Applied Technology Council (ATC) 20, ATC 45 or the most recently adopted standard by the California Office of Emergency Services as an emergency response plan.

117.3 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 115.3 reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted unless specifically stated on the posting. Entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

117.4 Appeals. Appeals of any notice and order to abate any violation of this Code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

- (8) CCR Title 24, Part 2, 2016 CBC, Volume 1 Chapter 2, Section 202 is amended to revise the following definitions to read:

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy. Building is also any structure as to which state agencies have regulatory power, and housing or enclosure of persons, animals, chattels, equipment or property of any kind. Building is also any structure wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof. Building shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building, any tunnel, mine shaft, highway or bridge, or include any house trailer or vehicle which conforms to the Vehicle Code.

BUILDING, EXISTING. A building legally erected prior to the adoption of this code, or one for which a legal building permit was issued for the construction or legalization thereof prior to the adoption of this code.

SUBSTANTIAL IMPROVEMENT: See Sonoma County Code Ch. 7B-1.

- (9) CCR Title 24, Part 2, 2016 CBC, Volume 1 Chapter 2, Section 202 is amended to add the following definitions as follows:

MEMBRANE STRUCTURE. An air-inflated, air-supported, cable or frame-covered structure as defined by the [California Building Code](#) and not otherwise defined as a tent or umbrella structure. See Chapter 31 of the [California Building Code](#).

SUBSTANTIAL ADDITION. All existing buildings or structures, any addition of floor area that exceeds areas identified in Table 906.3 of the existing gross floor area, or when specific reference in other areas of the code are allowed.

SUBSTANTIAL REMODEL. In all existing buildings or structures, any alteration of floor area that is greater than seventy five percent (75%) of the existing gross floor area or meets the definition of a substantial improvement as defined by the [California Building Code](#), or when specific reference in other areas of the code are allowed.

TENT. A structure, enclosure, umbrella structure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

UMBRELLA STRUCTURE. A structure, enclosure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by a central pole. (See “Membrane Structure” and “Tent”)

UNWARRANTED ALARM. The giving, signaling or transition of an alarm notification to a public fire station or emergency communication center when such alarm is the result of a defective condition of an alarm system, system servicing testing, construction activities, ordinary household activities, false alarm or other cause when no such danger exists.

- (10) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 4, Section 446.10 is amended to read as follows:

Section 446.10 Fire protection systems. New and existing Type 3 winery caves shall have fire protection systems installed in accordance with section 907.2.1 and 914.12 of the [California Fire Code](#).

- (11) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 4, Section 446.16, 446.16.1 and 446.16.2 are added to read as follows:

446.16 Additional Fire Protection

Additional fire protection systems shall be installed pursuant to section 446.16.1 and 446.16.2 and CCR Title Part 2, 2016 [California Fire Code](#), Volume 1, Chapter 9, section 914.

446.16.1 Manual Fire Alarm system shall be installed in existing Type 3 winery caves unless equipped with an automatic sprinkler system installed in accordance with 903.3.1.1 The fire alarm system shall activate the occupant notification system in accordance with 907.5 when the occupant load exceeds 100 or more.

446.16.2 Automatic sprinkler system shall be installed in all new Type 3 winery caves when the occupant load exceed 100 or more, or existing winery caves when a change of use is approved by the fire code official.

- (12) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 4, Section 446.17 is added to read as follows:

Section 446.17 Signage. A sign shall be required at the main entrance of every Type 2 and Type 3 winery cave. The sign shall be protected from the elements

and include, cave type, occupant load, and interior site plan as approved by the fire code official.

- (13) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 902.1 is amended to add the following:

**SUBSTANTIAL ADDITION
SUBSTANTIAL REMODEL**

- (14) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2 is amended to read as follows:

Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.19. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (928m²) in gross floor area.
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached group U occupancies not greater than 3,000 square feet (279m²).
5. Special occupancy aircraft hanger shade structures as approved by the fire code official, unless required in NFPA409.

- (15) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.1 is amended to read as follows:

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy.

- (16) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.1.1 through 903.2.1.5 are deleted.
- (17) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.1.6 is amended to read as follows:

Section 903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.

- (18) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.1.7 is deleted.

- (19) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.2 is amended to read as follows:

Section 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.

- (20) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.3 is amended to read as follows:

Section 903.2.3 Group E. An automatic sprinkler system shall be installed throughout buildings containing a Group E occupancy.

- (21) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.4 is amended to read as follows:

Section 903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy where gross floor area exceeds 1000 square feet (93m²).

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:
 - a. The canopy and supporting structure are constructed of non-combustible materials.
 - b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
 - c. The crush pad is not used for storage of combustible materials.
 - d. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.
2. Dairy milking facilities less than 12,000 feet in area.

(22) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.4.1 is deleted.

(23) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.5.3 is amended to read as follows:

Section 903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided throughout buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

(24) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.7 is amended to read as follows:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 1000 square feet (93m²).

(25) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.8.1 is amended to include the exception as follows:

Section 903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the [California Residential Code](#). Fire Sprinklers shall be installed in mobile homes, manufactured homes and multi-family manufactured homes with two or more dwelling units in accordance with *Title 25 of the California Code of Regulations*.

(26) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.9 is amended to read as follows:

Section 903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where the gross floor area exceeds 1000 square feet (93m²).

Exceptions:

1. Agricultural buildings as approved by the fire code official.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 3,000 square feet (279m²) in gross floor area.
3. Special occupancy aircraft shade structures as approved by the fire code official, unless required in NFPA409.

4. Volunteer Fire Department vehicle storage barn not exceeding 3000 sq. ft. (279m²).
- (27) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.9.1 through 903.2.9.2 is deleted.
- (28) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.10 is amended to read as follows:
- Section 903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancies where the gross floor area exceeds 1000 square feet (93m²).
- (29) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.10.1 is deleted.
- (30) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.11 is amended to read as follows:
- Section 903.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 3,000 square feet (928m²), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.
- (31) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.11.3 exceptions #1 & #2 are deleted.
- (32) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.11.7 is added to read as follows:
- Section 903.2.11.7 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (2,784m²).
- (33) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.11.8 is added to read as follows:
- Section 903.2.11.8 High-piled storage. An automatic sprinkler system shall be provided throughout as required in Chapter 32 in all buildings where storage is in high-pile or rack storage arrays.
- (34) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.2.11.9 is added to read as follows:

903.2.11.9 Elevation of existing buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to three or more stories, or more than thirty-five feet (35') in height, from grade to the exposed roof.

Exceptions:

1. An automatic fire-extinguishing system need not be provided when the area above 35 feet (35') is provided for aesthetic purposes only and is a non-habitable space.
 2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:
 - (a) The elevation creates a building no more than three stories in height.
 - (b) Two approved exits that exit directly to the exterior and one exterior stair leading to the lowest level of fire department access are provided from the highest floor.
 - (c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.
 - (d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.
 - (e) Any addition to the building after the elevation shall require installation of an automatic fire-extinguishing system.
- (35) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. *One exterior* approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: R-3 occupancies may be exempt from visual device when approved by the fire code official.

- (36) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.6 is added to read as follows:

Section 903.6 Where required in existing buildings and structures. An automatic sprinkler systems shall be provided throughout existing buildings and structures where required in Sections 903.6.1 through 903.6.3.

- (37) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.6.1 is added to read as follows:

Section 903.6.1 Substantial remodel. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial remodel or substantial improvement.

Exception: Alterations made solely for the purpose of complying with the *American Disabilities Act*.

- (38) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.6.2 is added to read as follows:

Section 903.6.2 Substantial addition. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition per table 903.6.

- (39) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 903.6.3 is added to read as follows:

Section 903.6.3 Substantial remodel and alteration. An automatic sprinkler system shall be provided throughout all buildings that undergo any combination of substantial remodel, addition or both that exceeds allowable area set by table 903.6

- (40) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Table 903.6 is added to read:

TABLE 903.6
SUBSTANTIAL ADDITION, ALTERATION, AND REMODEL

Existing Gross Floor Area ^(d)	Allowable Gross Floor Area Increase
0-1,000 sq ft:	200% ^(c)
1,001-4,000 sq ft:	100% ^{(a)(c)}
Greater than 4,000 sq ft:	50% ^{(a)(b)(c)}

- (a) A 2,000 sq ft. maximum of a increase is allowed.
 - (b) Maximum cumulative allowable gross floor area is 6,000 sq ft.
 - (c) Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq ft in gross floor area.
 - (d) Remodels that are greater than 75% of the original gross floor area.
- (41) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 904.12 is amended to read as follows:

Section 904.12 Commercial cooking systems. *Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the [California Mechanical Code](#), NFPA 96, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:*

1. *Wet chemical extinguishing system, complying with UL 300.*
2. *Carbon dioxide extinguishing system.*
3. *Automatic fire sprinkler systems.*

All existing dry chemical and wet chemical extinguishing systems shall comply with UL 300.

Exception: Public school kitchens, without deep-fat fryers, shall be upgraded to a UL 300 compliant system during state-funded modernization projects that are under the jurisdiction of the Division of the State Architect.

All systems shall be installed in accordance with the [California Mechanical Code](#), NFPA 96, appropriate adopted standards, their listing and the manufactures' installation instructions.

Exception: Factory-built commercial cooking recirculating systems that are tested, listed, labeled and installed in accordance with UL 710B and the [California Mechanical Code](#) and NFPA 96.

- (42) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 905.3.1 is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 5.1. Recessed loading docks for four vehicles or less.
 - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

- (43) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 905.9 exception #2 is deleted.
- (44) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 9, Section 912.2 is amended to read as follows:
- Section 912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or approved by the fire code official (*Also see Section 507.5.1.1*).
- (45) CCR Title 24, Part 2, 2016 CBC, Volume 1, Chapter 15, Section 1501.1 of the [California Building Code](#) is amended to read:

1501.1 Scope.

1. General. Except as otherwise provided in subsection (2), the roof covering assembly on any structure regulated by this code shall be as specified in Table No. 1505.1 and as classified in Section 1505.
2. Roof Covering Assembly on Specified Structures. Notwithstanding any other provision of this code, the roof-covering assembly on the following structures regulated by this code shall be a Class A roof-covering assembly as classified in Section 1505.2.
 - (a) Any new structure regulated by this code;
 - (b) Any existing structure regulated by this code when more than fifty per cent (50%) of the roof area of the structure is reroofed;
 - (c) Any addition regulated by this code when the addition creates a new roof and the floor area of any single floor of the addition exceeds six hundred forty (640) square feet.
3. Roof-covering Assembly. The roof-covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which is assigned to a roof-covering classification.
4. The following types of structures are exempt from this requirement:
 - (a) Greenhouses.
 - (b) Patio covers.

- (c) Fabric membrane structures when the fabric is certified as "flame retardant" by the State Fire Marshall.
 - (d) Residential vehicle covers.
 - (e) Awnings.
 - (f) Sod roofs.
- (46) CCR Title 24, Part 2, 2016 CBC, Volume 2, Chapter 17, Section 1701.4 is added to read:

1701.4 Application. The provisions of this chapter shall be applicable to the [California Building Code](#) and [California Residential Code](#), current editions.

(D) [California Residential Code](#) amendments.

- (1) CCR, Title 24, Part 2.5, CRC, Chapter 1, Division I, Section 1.1.3.1.2 of the [California Residential Code](#) is amended to read as follows:

1.1.3.1.2 Utility and Miscellaneous Group U.

Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to the following:

Agricultural buildings

Aircraft hangars accessory to a one or two-family residence (See Section 412.5 of the [California Building Code](#))

Barns

Carports

Fences more than 6 feet high

Grain silos accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Private riding arenas accessory to a one- or two-family residence

Retaining walls

Sheds

Storage building accessory to a one- or two-family residence

Stables

Tanks

Towers

- (2) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R309.6 is amended to read as follows:

R309.6 Fire sprinklers.

Carports with habitable space above and attached garages shall be protected by residential fire sprinkler systems in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, a fire sprinkler system that complies with Section R313 or NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/sq ft over the area of the garage and/or carport, but not to exceed four sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Exception 1: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system installed in accordance with this section.

Exception 2: Detached garages and carports without a dwelling unit above.

- (3) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.1 is amended to read as follows:

R313.1 Townhouses automatic fire sprinkler system

An automatic fire sprinkler system shall be installed in new townhouses. An automatic fire sprinkler system shall be required when additions or alterations

are made to existing townhouses in accordance with Sonoma County Code Section 7-13(B)(40) Table 903.6.

- (4) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.2 is amended to read as follows:

R313.2 One and two-family dwellings automatic fire systems

An automatic residential fire sprinkler system shall be installed in one and two-family dwellings. An automatic fire sprinkler system shall be required when additions or alterations are made to existing one- and two-family dwellings in accordance with Sonoma County Code Section 7-13(B)(41) Table 903.6.

Exceptions:

1. Single-story detached Group U occupancies 3,000 sq. ft. or less in area.
2. Single-story detached Group S occupancies 3,000 sq. ft. or less in area.
3. A room or area which is used for storage only and that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities which is constructed above a detached garage, Group U Occupancy, or Group S occupancy.
4. Agricultural exempt buildings and agricultural buildings as approved by the Fire Code Official.
5. Private riding arenas, provided that all of the following conditions are met:
 - a. The building has a minimum of 60 feet of clearance to property lines or other structures on all sides.
 - b. The building has an on-site water supply complying with the requirements of this code.
 - c. The building has an annual fire inspection by the chief.
 - d. The portions of the building that are not part of the private riding arena are equipped with an automatic fire-extinguishing system and are separated from the private riding arena by area separation walls meeting the requirements of the Building Code.

- (5) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.3.1.3 is added to read as follows:

R313.3.1.3 Water-flow alarm

One exterior approved audible device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

- (6) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.3.1.4 is added to read as follows:

R313.3.1.4 Spare sprinkler heads

A spare-head cabinet shall be installed in an approved location with a head wrench at least three spare heads of a type similar to those used in the system.

- (7) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.3.8.1 is amended to read as follows:

R313.3.8.1 Preconcealment inspection

The following items shall be verified prior to the concealment of any sprinkler system:

1. Sprinklers are installed in all areas as required by Section R313.3.1.1.
2. Where sprinkler water spray patterns are obstructed by construction features, luminaries or ceiling fans, additional sprinklers are installed as required by Section R313.3.2.4.2.
3. Sprinklers are the correct temperature rating and are installed at or beyond the required separation distances from heat sources as required by sections R313.3.2.1 and R313.3.2.2.
4. The pipe size equals or exceeds the size used in applying Tables R313.3.6.2(4) through R313.3.6.2(9) or, if the piping system was hydraulically calculated in accordance with Section R313.3.6.1, the size used in the hydraulic calculation.
5. The pipe length does not exceed the length permitted by Tables R313.3.6.2 (4) through R313.3.6.2.(9) or, if the piping system was hydraulically calculated in accordance with Section R313.3.6.1, pipe lengths and fittings do not exceed those used in the hydraulic calculations.
6. Nonmetallic piping that conveys water to sprinklers is listed for use with fire sprinklers.

7. Piping is supported in accordance with the pipe manufacturer's and sprinkler manufacturer's installation instructions.
 8. The piping system is hydraulically pressure tested to 200 psig.
- (8) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R313.3.8.2 is amended to read as follows:

R313.3.8.2 Final inspection

The following items shall be verified upon completion of the system:

1. Sprinklers are not painted, damaged or otherwise hindered from operation.
 2. Where a pump is required to provide water to the system, the pump starts automatically upon system water demand.
 3. Pressure-reducing valves, water softeners, water filters, or other impairments to water flow that were not part of the original design have not been installed.
 4. The sign or valve tag required by Section R313.3.7 is installed and the owner's manual for the system is present.
 5. A spare-head cabinet is installed in an approved location with a wrench at least three spare heads of a type similar to those used in the system.
 6. A flow tested is conducted to confirm system functions as designed.
- (9) CCR, Title 24, Part 2.5, CRC, 3, Division II, Section R313.3.9 is added to read as follows:

R313.3.9 Automatic Sprinkler Systems. Automatic sprinkler systems shall be inspected by rough in and at final occupancy by the county fire chief or authorized representative when required by this code. Inspections shall be completed prior to concealment and final occupancy by the building official.

- (10) CCR, Title 24, Part 2.5, CRC, 3, Division II, Section R313.3.10 is added to read as follows:

R313.3.10 Fire sprinkler system inspections

Where a fire sprinkler system is required, the building official shall require: a pressure test and preconcealment inspection, and flow test. Such inspections and tests shall be completed by the fire code official. The pressure test shall

require that the installed piping be pressurized to 200 psig for not less than two hours. Fire sprinkler piping shall not be concealed from view until inspected, pressure tested and approved.

- (11) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R322.1.6 is amended to read as follows:

R322.1.6 Flood Damage Protection

See Sonoma County Code Chapter 7B-11A for Flood Damage Protection.

- (12) CCR, Title 24, Part 2.5, CRC, Chapter 3, Section R322.1.7 is hereby deleted.

(E) California Electrical Code amendments.

- (1) CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.15 is hereby deleted.
- (2) CCR, Title 24, Part 3, CEC, Informative Annex H, Section 80.27 is hereby deleted.

(F) California Mechanical Code amendments.

- (1) CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division II, Section 105.1 is hereby deleted.
- (2) CCR Title 24, Part 4, 2016 CMC, Chapter 1, Division II, Section 107.0 is hereby deleted.

(G) California Plumbing Code amendments.

- (1) CCR Title 24, Part 5, CPC, Chapter 2, Section 203.0 is amended to read as follows:

Abutting Lot:

- (a) An unimproved lot connected to another lot by an easement provided the lots are in common ownership;
- (b) An improved lot connected to another lot by an easement. The lots need not be under common ownership so long as the lot owner has an easement over the abutting lot sufficient for private sewage disposal subject to approval of the chief building official.

- (2) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.8 is added to read as follows:

713.8 Toilets Required. Every dwelling or other building or place where persons congregate, reside or are employed shall be provided with an adequate number of water flush toilets connected to a sewage disposal system which shall consist of a public sewer connection or a septic tank and a system of underground drains for the disposal of the tank effluent, or other systems approved by the chief building official. Such system shall be constructed to meet the requirements of construction and maintenance provided in this chapter and the codes adopted hereby.

Exception: A facility for boarding of horses as defined in Sonoma County Zoning Regulations Definitions § 26-02-140 may have one part time or full time employee without being required to meet this requirement.

- (3) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.9 is added to read as follows:

713.9 Privies. No privy, including vault privies, chemical privies, pit privies, holding tanks or cesspools shall be constructed, maintained or used except upon written approval of the Director of Permit and Resource Management Department unless otherwise specifically permitted by law.

- (4) CCR Title 24, Part 5, CPC, Chapter 7, Section 713.10 is added to read as follows:

713.10 Discharges. It is unlawful to discharge from any privy, cesspool, septic tank, container, sewer pipes or conduits not connected to a public sewer system, sewage, polluted or contaminated water or any matter of substance offensive, injurious or dangerous to public health where such water overflows any land whatsoever, including tideland, or where such water empties, flows, seeps or drains into or adversely affects any springs, streams, rivers, lakes, other waters or any public highway within the County of Sonoma.

- (5) CCR Title 24, Part 5, CPC, Appendix H, Table H 101.8, "NOTE" number 8 is amended to read:

Due to the general topographic nature of Sonoma County, horizontal distances between parts of a leaching system shall be determined by the Director of Permit and Resource Management Department.

- (6) CCR Title 24, Part 5, CPC, Appendix H, Section H 301.1(3) and the Exception are deleted.

- (7) CCR Title 24, Part 5 CPC, Appendix H, Section H 301.1(5) is deleted.

(H) California Existing Building Code amendments.

- (1) CCR Title 24, Part 10, 2016 California Existing Building Code (CEBC), Chapter 4, Section 404.6 is added to read:

404.6 Seismic Design and Evaluation Procedures. Seismic design and evaluation procedures shall conform to the provisions of this chapter and Chapter 1, Section 101.5.4 of the 2015 International Existing Building Code.

- (2) CCR Title 24, Part 10, 2016 CEBC, Title 24, Chapter 4, Section 404.7 is added to read:

404.7 Wind Design. Wind design of existing buildings shall be based on the procedures specified in the 2016 CBC.

- (3) CCR Title 24, Part 10, 2016 CEBC, Title 24, Chapter 4, Section 404.8 is added to read:

404.8 Unsafe Conditions. Regardless of the extent of the structural damage, unsafe conditions shall be eliminated.

- (4) CCR Title 24, Part 10, 2016 CEBC, Title 24, Chapter 4, Section 404.9 is added to read:

404.9 Referenced Standards. Referenced standards for evaluation and rehabilitation of existing buildings shall conform with Chapter 15 of the 2015 International Existing Building Code.

(d) Section 7-19, Definitions, is revised to read:

Sec. 7-19. - Definitions.

Whenever any of the following names or terms are used herein or in any codes adopted by reference by this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section as follows:

- (a) "Building official," "chief building official," "chief electrical inspector," "administrative authority," and similar references to a chief administrative position shall mean the director of the permit and resource management department of the county or his or her designee; provided, however, that where such terms are used in conjunction with those duties imposed upon the public health officer, the terms shall mean the public health officer of the county.
- (b) The "building division," "electrical division," or "plumbing division" shall mean the permit and resource management department of the county.

- (c) "City" shall mean the county when referring to a political entity, or an unincorporated area of the county.
- (d) "City clerk" means "county clerk" and/or "clerk of the board of supervisors."
- (e) "City council" or "mayor" means the board of supervisors.
- (f) "Board of appeals" shall mean the local appeals board and housing appeals board provided for in Section 7-3.
- (g) "[California Building Code](#)" or "2016 [California Building Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2, 2016 [California Building Code](#), which incorporates by adoption the 2015 International Building Code, published by the International Code Council, with necessary California amendments.
- (h) "California Building Standards Administrative Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 1, 2016 California Building Standards Administrative Code, which incorporate by adoption the 2016 edition of the [California Administrative Code](#) published by the International Code Council.
- (i) "[California Electrical Code](#)" or "2016 [California Electrical Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 3, [California Electrical Code](#), which incorporate by adoption the 2014 edition of the National Electric Code, with necessary California amendments.
- (j) "[California Energy Code](#)" or "2016 [California Energy Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 6, 2016 [California Energy Code](#).
- (k) "[California Fire Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 9, 2016 [California Fire Code](#), which incorporate by adoption the edition of the International Fire Code, with necessary California amendments.
- (l) "[California Historical Building Code](#)" or "2016 [California Historical Building Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 8, 2016 [California Historical Building Code](#).
- (m) "[California Mechanical Code](#)" or "2016 [California Mechanical Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 4, 2016 [California Mechanical Code](#), which

incorporate by adoption the 2015 edition of the Uniform Mechanical Code published by International Association of Plumbing and Mechanical Officials, with necessary California amendments.

- (n) "[California Plumbing Code](#)" or "2016 [California Plumbing Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 5, 2016 [California Plumbing Code](#), which incorporate by adoption the 2015 edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, with necessary California amendments.
- (o) "[California Referenced Standards Code](#)" or "2016 [California Referenced Standards Code](#)" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 12, 2016 [California Referenced Standards Code](#).
- (p) "[California Residential Code](#)" or "2016 [California Residential Code](#)", means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2.5 [California Residential Code](#), which incorporate by the 2015 International Residential Code, with necessary California amendments.
- (q) "[California Green Building Standards Code](#)" or "2016 [California Green Building Standards Code](#)", means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 11, 2016 [California Green Building Standards Code](#).
- (r) "Local coastal program" means the Sonoma County local coastal program.
- (s) "General plan" means the Sonoma County general plan.
- (t) "Stream" means any natural channel with bed and banks containing flowing water or showing evidence of having contained flowing water (e.g., deposit of rock, sand, gravel, or soil).
- (u) "Zoning Code" means Chapters 26 and 26C of this Code.

SECTION II. Chapter 7A, Regulations for Limited Density Owner-Built Rural Dwellings, of the Sonoma County Code is hereby amended as follows:

(a) Section 7A-7, Board of appeals for limited density owner-built dwelling regulations, is revised to read:

Sec. 7A-7. - Board of appeals for limited density owner-built dwelling regulations.

Requirements for the board of appeals and the appeal process shall be consistent with Chapter 7, Section 7-3 and 7-13 of the Sonoma County Code.

(b) Section 7A-8, Recordation of owner-built rural dwelling, is revised to read:

Sec. 7A-8. - Recordation of owner-built rural dwelling.

The enforcing agency shall record with the county recorder a "certificate of occupancy" for limited density owner-built rural dwelling upon approval of final inspection.

The enforcing agency shall record with the county recorder a "certificate of occupancy" for limited density owner-built rural dwelling upon approval of final inspection.

(c) Section 7A-18, Inspections, is revised to read:

Sec. 7A-18. - Inspections.

All construction or work for which a permit is required shall be subject to inspection by the designated enforcement agency in conformance with CCR Title 24, [California Building Code](#), Volume 1, Chapter 1, Division II, Section 110 Inspections.

(d) Section 7A-19, Required inspections, is revised to read:

Sec. 7A-19. - Required inspections.

Inspections of the building or structure(s) shall be conducted in accordance with CCR Title 24, [California Building Code](#), Volume 1, Chapter 1, Division II, Section 110.3 for minimum inspection requirements to determine compliance with the provisions of this chapter.

(e) Section 7A-20, Special Inspections, is revised to read:

Sec. 7A-20. - Special inspections.

Special inspections shall be in accordance with CCR Title 24, [California Building Code](#), Volume 1, Chapter 17.

(f) Section 7A-34, Domestic water supply, is revised to read:

Sec. 7A-34. - Domestic water supply.

1. Domestic water supply shall be available on the dwelling site, although such water need not be pressurized. Where water delivery is pressurized, appropriate piping shall

be installed in accordance with the provisions of this chapter. Quantity of water shall be in accordance with Chapter 7, Section 7-12 of the Sonoma County Code.

2. Supply for fire fighting. A minimum storage of two thousand five hundred (2,500) gallons shall be available. Storage may be in tanks, swimming pools, ponds or other similar storage facilities.
3. Where pressurized water delivery system is incorporated into a structure greater than six hundred forty (640) square feet, and are located a minimum of one hundred (100) feet from all other buildings, fire sprinklers shall be installed. An automatic fire sprinkler system shall be also be required when additions or alterations are made to existing limited density owner-built rural dwellings in accordance with Sonoma County Code Section 7-13(B)(40) Table 903.6.

SECTION III. Chapter 7C, Wood Burning Appliances, of the Sonoma County Code is hereby amended as follows:

(a) Section 7C-2, Applicability, is revised to read:

Sec. 7C-2. - Applicability.

- (a) Any person who installs a wood-burning appliance, including the replacement or reconstruction of an existing wood-burning appliance, shall comply with this chapter.
- (b) Exemptions. Any wood-burning appliance that is used exclusively for the preparation of food shall be exempt from the requirements of this chapter. Any gas fireplace shall be exempt from this chapter, unless the gas fireplace has been converted to a wood-burning appliance.

(b) Section 7C-3, Definitions, is revised to read:

Sec. 7C-3. - Definitions.

For the purposes of this chapter, the meaning of the words or phrases shall be as defined in this section.

"Bay Area Air Quality Management District" means the air quality agency for the San Francisco Bay Area pursuant to California Health and Safety Code Section 40200.

"EPA" means the United States Environmental Protection Agency.

"EPA certified wood heater" means any wood heater that meets the standards in Title 40, Part 60, Subpart AAA, Code of Federal Regulations in effect at the time of installation and is certified and labeled pursuant to those regulations.

"Fireplace" means any permanently installed masonry or factory-built wood-burning appliance, except a pellet-fueled wood heater, designed to be used with an air-to-fuel ratio greater than or equal to 35:1.

"Gas fireplace" means any device that burns natural or liquid propane gas as its fuel through a ceramic or otherwise non-combustible gas log that is permanently installed in the device. As used herein, "permanently installed" means the burn pan and associated equipment cannot be removed from the masonry or metal base of the device.

"New Building Construction" means any single or multi-family housing unit for which a complete application is received after the effective date of this ordinance.

"Northern Sonoma County Air Pollution Control District" means the air quality agency for the portion of the county which is not under the jurisdiction of the Bay Area Air Quality Management District pursuant to California Health and Safety Code Section 40002.

"Pellet-fueled wood heater" means any wood-burning appliance that operates exclusively on wood pellets.

"Solid fuel" means wood or any other non-gaseous or non-liquid fuel.

"Wood-burning appliance" means any fireplace, wood heater, or any indoor permanently installed device used to burn any solid fuel used for aesthetic or space-heating purposes.

(c) Section 7C-4, General Standards for installation and replacement within the Bay Area Air Quality Management District, is revised to read:

Sec. 7C-4. - General standards for installation and replacement within the Bay Area Air Quality Management District.

In addition to meeting the requirements of the Bay Area Air Quality Management District and related codes and policy guidelines adopted by the state, the installation and replacement of wood-burning appliances shall meet the following requirements:

- (a) Requirements for New Building Construction. No person or builder shall install a wood-burning device in a new building construction.
- (b) Requirements for Remodeling a Fireplace or Chimney. No person shall remodel a fireplace or chimney unless a gas-fueled, electric, or EPA certified device is installed that meets requirements in Title 40 Code of Federal Regulations, Part 60, Subpart AAA. This requirement is triggered by a fireplace or chimney remodel where a total cost exceeds \$15,000 and requires a local building permit. The total cost excludes the cost of a building permit.
- (c) Any person who plans to install a wood-burning appliance shall submit documentation to the permit and resource management department and obtain a permit to certify that the appliance meets the requirements of this chapter.
- (d) The permit and resource management department shall make available a wood-burning handbook. The handbook shall advise the public to avoid using dangerous fuels in wood-burning appliances.

(d) Section 7C-5, General Standards for installation and replacement within the Northern Sonoma County Air Pollution Control District, is revised to read:

Sec. 7C-5. - General standards for installation and replacement within the Northern Sonoma County Air Pollution Control District.

In addition to meeting the requirements of the Northern Sonoma County Air Pollution Control District and related codes and policy guidelines adopted by the state the installation and replacement of wood-burning appliances shall meet the following requirements:

- (a) It shall be unlawful to install a wood-burning appliance unless it is one of the following:
 - (1) A pellet-fueled wood heater;
 - (2) An EPA certified wood heater; or
 - (3) A wood-burning appliance approved for use by the Northern Sonoma County Air Pollution Control District.
- (b) Any person who plans to install a wood-burning appliance shall submit documentation to the permit and resource management department and obtain a permit to certify that the appliance meets the requirements of this chapter.
- (c) The permit and resource management department shall make available a wood-burning handbook. The handbook shall advise the public to avoid using dangerous fuels in wood-burning appliances.

(e) Section 7C-6, Enforcement, is added to read:

Sec. 7C-6. - Enforcement.

It shall be unlawful and prohibited to install or replace a wood-burning appliance in violation of the requirements of this chapter. Such violations shall be subject to enforcement and civil penalties as set forth in Sections 1-7, 1-7.1, 1-7.2, 1-7.3 and 1-7.5 of this code.

SECTION IV. Chapter 7D1 and Chapter 7D2, of the Sonoma County Code are hereby deleted.

SECTION V. Findings

Pursuant to Health and Safety Code sections 13143.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2016 edition of the [California Building Code](#) including the amendment to the existing fire protection sprinkler and fire safe roofing standards, and the minimum fire safe standards for development within the unincorporated area of the county are reasonably necessary because of local climatic, geological, and topographical conditions. The Board of Supervisors further finds in connection therewith as follows:

1. **Climatic Conditions.** Sonoma County has unique climatic conditions. The County is subject to year-round coastal winds. Average yearly rainfall for the County is approximately 30 inches. This rainfall generally occurs during October to April. During the summer months (July, August, September), the prevalent Pacific High Cell creates early morning fog, which assists the natural vegetation in growth. During the summer months, dry winds and vegetation mix to create a hazardous fuel condition. This condition causes grassland and brushland fires each year. While normal temperatures do not exceed 85-90 degrees during the summer months, temperatures can exceed 110 degrees in parts of the County. Particularly during times of high temperatures and low humidity, a fire can move quickly through the County.

Several years of drought conditions have previously occurred in the County, thus reducing available water. Groundwater as well as surface supplies have been affected. This condition has created a situation where lowered water tables, water contamination and increased demand on water systems due to population growth have all negatively impacted water availability for fire protection. These impacts degrade the quality of fire protection and fire suppression activities.

2. **Geological Conditions.** Sonoma County has geological and geographic characteristics which have scenic appeal for residents and visitors. The County is situated in a primarily rural setting with a rugged coastline forming its western boundary and mountainous areas forming its northern and eastern boundaries. Forested areas and grasslands are located throughout the County. These features create barriers to accessibility for emergency fire equipment and personnel.

The forested areas in the County also contribute to potential fire hazards, particularly when decayed trees, branches, needles and leaves drop to the ground. The dry vegetation and low water availability also cause problems for emergency fire equipment and personnel. The grassland areas in the County also are troublesome. These areas are easily ignitable, and create a potential for major conflagrations.

Further compounding the potential fire hazards, the County has active seismic faults within its boundaries (including the San Andreas Fault). Large portions of the County are within the Alquist-Priolo Special Study Zones. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to reliably predict fault activity. New construction may be limited by their respective distances to faults, however, existing structures and replacement of those structures could present a serious problem.

Moreover, the mixture of developed and undeveloped areas within the County creates hazardous conditions when fallen trees, landslides or flooding block access by emergency fire equipment and personnel.

3. **Topographical Conditions.** The sources of water within the County are directly affected by its topographical layout. The water sources consist of on-site water

storage tanks, lakes, pools, wells, mutual water systems and the Sonoma County Water Agency distribution network. Water supplies within the County vary from less than ten (10) gallons per minute to flows in excess of four thousand (4000) gallons per minute. This wide variation causes major problems to fire suppression forces. The roadway system through most of the County is designed around the topographical lay of the land and consists in many cases of narrow, winding roads, steep grades and overhanging tree branches. The grades on roadway surfaces sometimes exceed twenty-five (25) percent, and widths of less than twelve (12) feet are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the County. The high concentration of commercial, industrial and residential structures in these areas has the potential to become a significant fire hazard. Further compounding the risk, these structures frequently are constructed of wood for economical and practical reasons. Consequently, there is a substantial risk of conflagration due to the high build out of certain areas in the County.

The topographical nature of the County also lends itself to power failures caused when fallen trees and limbs tear out sections of electrical transmission lines which run throughout the County. These power failures cause electrical pumps to become inactive, and thus, water supplies are interrupted. Vehicular accidents also have been known to interrupt this pumping operation. Narrow roads and heavy congestion increase the risk of vehicular accidents that cause such interruptions.

4. The preceding findings identify the local climatic, geological and topographical conditions which this Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications as set forth herein reasonably necessary as such modifications will assist in mitigating the local climatic, geological and topographical conditions. These findings are intended to support each of the amendments to the building standards made as part of this ordinance based on local conditions.
5. Additional findings as to building standards and administrative changes.
 - (a) Agricultural building exemption permit - Sonoma County includes many acres of rural, agricultural property. Crops are grown and livestock is raised throughout the County, and the preservation of agricultural land, farming, and the right to farm is an important goal of County government. Exemption from building permit requirements saves farmers the unnecessary cost of building permits and the inevitable delays in the construction process which are caused by permits and inspections, and helps to preserve the tradition of family farms, dairies, vineyards, and stables. Agricultural buildings are still required to conform to building standards notwithstanding this administrative exemption.
 - (b) Floating home standards - Sonoma County is bordered on the south by a region of San Francisco Bay characterized by marshes and mud flats. This area would be an

ideal location for low cost housing. In the event that permanent or semi-permanent houseboats are proposed in this area as low cost housing that meet the appropriate environmental regulations, it is important to have building standards in place for such structures. The model codes do not specifically address floating homes.

- (c) Ten foot fence permit exemption - Sonoma County is overpopulated with deer due to lack of predators. Deer not only destroy farm crops, but individual gardens and landscaping. A 6 foot fence will not keep deer from entering property, but a 10 foot fence forms a more effective barrier.
- (d) Grading - Sonoma County has many areas with unstable soil conditions, including expansive and liquefiable soils. It is prone to long periods of dry weather which shrinks expansive soils, and heavy downpours, which promote landslides. In addition it is in an extremely active seismic area. These conditions not only make for unstable land under proposed structures, but cause pollution into streams and rivers when soil is disturbed. Special grading regulations are needed under these conditions.
- (e) Septic requirements and plumbing code modifications - Sonoma County is unique in having many heavily developed areas where hilly and mountainous forested terrain, narrow winding roads, and existing watershed conditions have made the installation of sewer systems difficult. For this reason, most of these areas rely on septic systems, and there is the constant threat of pollution of rivers, streams, and the groundwater from human waste. (More than 85% of the developed parcels are served by septic systems.) These regulations are in place to insure that where human waste is discharged and no sewer is available, that it will be discharged into a properly functioning septic system.

SECTION VI. The Building Official is directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

SECTION VII. The provisions of this Code shall not be construed as imposing upon the County of Sonoma any liability or responsibility for damages to persons or property resulting from defective work, nor shall the County of Sonoma, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this Code of any permits or certifications issued under this Code.

SECTION VIII: The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment. This finding and determination is based on the environmental determination of the Permit and Resource Management Department for this ordinance. The Director of Permit and

Resource Management Department is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

SECTION IX. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION X. This ordinance shall take effect on January 1, 2017, after its adoption and pursuant to Ordinance No. _____, published in summary format prior to adoption and within fifteen (15) days after its adoption, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 1st day of November, 2016, and finally passed and adopted this 15th day of November, 2016, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ____ Rabbitt: ____ Zane: ____ Gore: ____ Carrillo: ____

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors