

**MODOC COUNTY BOARD OF SUPERVISORS
AGENDA REQUEST FORM**

Date of Meeting for Which Item is Requested: **February 25, 2020**
Name of Requesting Party or Entity: **Dominic Budmark, Building and Safety**

Regular or Consent: **Regular**

Kind of Action Requested: **Consideration/Action**

Describe Specific Action Requested or Information to be Discussed:

Requesting approval to waive the first reading of an Ordinance amending Title 15 Building Regulations, adopting by reference the California Code of Regulations, Title 24, of the California Building Standards code for the County of Modoc.

Requesting to set the second reading for March 10, 2020.

Budget Affected: No

Clerk's Instructions:
Certified Copies Needed: 1
Minutes Orders Needed: 1

Date Submitted: 2/3/2020

Phone Number: (530) 233-6406

Email: DominicBudmark@co.modoc.ca.us

Agenda Item Number: 3.a

ORDINANCE #

ORDINANCE NUMBER 221-I

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF MODOC
AMENDING TITLE 15 BUILDING REGULATIONS AND ADOPTING BY REFERENCE THE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, OF THE CALIFORNIA BUILDING
STANDARDS CODE FOR THE COUNTY OF MODOC.**

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

Section I: That Title 15, Chapters 1, 2 and 3 of the Modoc County Code be amended as follows:

**TITLE 15,
BUILDING REGULATIONS**

**CHAPTER 1.
CONSTRUCTION CODES, ADMINISTRATION**

- 15-1.01 General Provisions.**
- 15-1.02 Adoption of Model Codes.**
- 15-1.03 Permits.**
- 15-1.04 Inspections.**
- 15-1.05 Computation of fees.**
- 15-1.06 Fee schedule.**
- 15-1.07 Refunds.**
- 15-1.08 Liability of the County.**
- 15-1.09 Work Exempt from permit.**
- 15-1.10 Design Loads.**

**CHAPTER 2.
MANUFACTURED HOME INSTALLATION**

- 15-2.01 Title.**
- 15-2.02 Purpose.**
- 15-2.03 Authority.**
- 15-2.04 Enforcement Agency Defined.**
- 15-2.05 Applicability of State Laws.**
- 15-2.06 Manufactured Home Standard.**
- 15-2.07 Foundation System, Under Floor Enclosures.**
- 15-2.08 Manufactured Home installation fees.**
- 15-2.09 Fire Sprinklers Systems.**

15-2.10 Manufactured Home Re-Location.

**CHAPTER 3.
AGRICULTURAL BUILDINGS**

- 15-3.01 Title.**
- 15-3.02 Purpose.**
- 15-3.03 Applicability**
- 15-3.04 Agricultural buildings, defined.**
- 15-3.05 Buildings not covered.**
- 15-3.06 Agricultural operation defined.**
- 15-3.07 Reduction Standards.**
- 15-3.08 Change of use.**
- 15-3.09 Inspections.**
- 15-3.10 Agricultural buildings constructed without permit.**

BUILDING REGULATIONS

**CHAPTER 1.
CONSTRUCTION CODES, ADMINISTRATION**

Sec. 15-1.01 General Provisions.

Sec. 15-1.01.1 Name. This title shall be known as the "Modoc County Building Code" and may be cited as such, but will be referred to in all proceedings as "the code."

Sec. 15-1.01.2 Purpose. The purpose of the code is to enact regulations relating to buildings and structures imposing restrictions at least equal to those imposed by the State Building Standards and State Housing Laws and to provide for their enforcement by the Building Official. In the event of any conflict between the code and any law, rule or regulation of the State of California, that requirement which establishes the higher standard of safety shall govern; except when pertaining to Owner-Built Rural Dwellings where designated and zoned for the application of said article as provided for in Title 25, Division 1, Chapter 1, Subchapter 1, otherwise known as the State Housing Law Regulations. The provisions of the code are to provide minimum requirements and standards for the protection for the public safety, health, property and welfare in the County of Modoc.

Sec. 15-1.01.3 Territorial applicability. The provisions of the code shall apply to all theunincorporated territory of the County.

Sec. 15-1.01.4 Enforcement. The code shall be enforced by Modoc County Building & Safety, a division of Public Works. The Director of Public Works is the Building Official for Modoc County. Where reference is made to the Building Official it shall mean, the "Building Official or his/her designated deputy." Where any references in the codes are made to the Building Department it shall mean Modoc County Building & Safety.

Sec. 15-1.01.5 Violations; Penalties. Any person, firm or corporation violating any provision of the code may be guilty of a misdemeanor. Violations of this title, whether an infraction of the code or a public nuisance, are subject to an administrative, civil, or criminal remedy as deemed appropriate and necessary to gain compliance.

Sec. 15-1.01.6 Policies. Policies may be adopted by the Building Official as deemed reasonably necessary for the administration and implementation of the code. No policy adopted by this part shall be construed to violate the provisions of the code.

Sec. 15-1.01.7 References to Prior Code. Unless superseded and expressly repealed, references in County forms, documents, and regulations to the chapters and sections of the former Modoc County Building and Safety Code shall be construed to apply to the corresponding provisions contained within the Modoc County Building and Safety Code, 2020. Ordinance No. 221-I of the County of Modoc and all other ordinances or parts of ordinances in conflict herewith are expressly repealed.

Sec. 15-1.02 Adoption of Codes.

The following publications and all subsequent editions thereof are hereby adopted by reference and incorporated in the Code, as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title 24 of the California Code of Regulations (CCR), except as expressly amended or superseded herein.

- A. Title 24, CCR, Part 2, California Building Code (CBC), 2019 Edition, based on the 2018 International Building Code, as published by the International Code Council (ICC), including, among the appendices, Appendix Chapter 1 (Administrative) unless otherwise amended herein or by policy, Appendix Chapter C (Group U-Agricultural Buildings) for those agricultural buildings not regulated, in Chapter 3.
- B. Title 24, CCR, Part 2.5, California Residential Code (CRC), 2019 Edition, based on the 2018 International Residential Code, as published by the International Code Council (ICC), including, among the appendices, Appendix Chapter 1 (Administrative)
- C. Title 24, CCR, Part 3, California Electrical Code (CEC), 2019 Edition, based on the 2017 National Electrical Code, as published by the National Fire Protection Association (NFPA).
- D. Title 24, CCR, Part 4, California Mechanical Code (CMC), 2019 Edition, including the appendices, based on the 2018 Uniform Mechanical Code as published by The International Association of Plumbing and Mechanical Officials (IAPMO).

- E. Title 24, CCR, Part 5, California Plumbing Code (CPC), 2019 Edition, based on the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAMPO), including among the appendices, Appendix Chapter A (Sizing water supply systems), Appendix Chapter D (Sizing storm water drainage systems), Appendix Chapter I (Installation standards table of contents). Whenever the Plumbing Code makes reference to the administrative authority relating to sewers, sewage disposal systems, adequate water supply and approved sources of potable water, the County Health Officer shall be the person referenced.
- F. Title 24, CCR, Part 6, 2019 California Energy Code.
- G. Title 24, CCR, Part 8 2019 California Historical Building Code, including Appendix Chapter A
- H. Title 24, CCR, Part 9, California Fire Code (CFC), 2019 Edition, based on the 2018 International Fire Code as published by the International Code Council (ICC). Where the County is required by the Code to delegate the enforcement of the building standards relating to fire and panic safely and other regulations of the State Fire Marshal as they relate to Group R, Division 3 Dwellings to the building official or fire chief, enforcement responsibility shall be the building official.
- I. Title 24, CCR, Part 10, California Existing Building Code (CBC), 2019 based on the 2018 International Existing Building Code as published by the International Code Council (ICC).
- J. Title 24, CCR, Part 11, California Green Building Standards Code (CGBC), 2019 Edition.
- K. Title 24, CCR, Part 12, 2019 California Referenced Standards Code.

Sec. 15-1.03 Permits.

Sec. 15-1.03.1 a) Permits required. Except as specifically exempted in the code, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done shall first make application to the building official and obtain the required permits.

b) Exceptions: No permit is required for structural or other repairs to legally existing or permitted agricultural buildings as defined in Chapter 3. These repairs shall be made such that no change to the original character of the structure is made.

Sec. 15-1.03.2 Permit applications. Application for permit shall be made in the manner set forth in the code as adopted by this chapter. Application shall be accompanied by plans and specifications as required, the application form shall be supplied by the Building Department and completed by the property owner or authorized licensed agent.

Sec. 15-1.03.3 Issuance of permits. Building & Safety shall check the application, plans and specifications and issue or deny a permit in the manner specified in the code. Permits shall have the validity and be subject to suspension, revocation or expiration as provided in the code or policy established by the building official.

Sec. 15-1.03.4 Construction Plans. Construction plans reviewed for compliance for which a permit is subsequently issued under Section 15-1.03.3 shall be available and protected from the elements on the job site, intact, including all addendums and attachments as issued, for field verification

and review by the inspector at each inspection required by Sec. 15-1.04. Failure to comply with this section shall constitute a failed inspection.

Sec. 15-1.03.5 Denial of other permits and inspection. No new permit of any type shall be issued, or any inspection services provided, for a structure which an unabated violation of the code is known or determined to exist, unless and until the violation is first brought in to compliance with this chapter.

Sec. 15-1.03.6 Compliance with fire, flood, health zoning and Modoc County Road Department regulations. No permit shall be issued for any project until the Building Official is satisfied that the work authorized by said permit complies with fire, flood, health, zoning and Modoc County Road Department regulations.

Sec. 15-1.03.7 Certificates of use and occupancy. It is unlawful for any person, firm or corporation to use or occupy any building or structure without first obtaining approval from Building & Safety or when a certificate of use and occupancy when required by the code.

Sec. 15-1.04 Inspections.

Sec. 15-1.04.1 Inspections required. All work for which a permit is required by the code shall be subject to inspection and approval by Building & Safety. Work requiring permit and subject to inspection shall be posted in a visible location from the nearest roadway or street, a job site permit identification card issued by the Building & Safety. Failure to comply with this section shall constitute a failed inspection.

Sec. 15-1.04.2 Inspection record cards. Work requiring a permit shall not commence until the permit holder or his/her agent have been issued an inspection record card, unless authorized to proceed otherwise by the Building & Safety. The inspection record card shall be kept available with the construction plans, in order to allow the required entries to be made thereon regarding inspection of the work.

Sec. 15-1.04.3 Approval required. It is unlawful for any person to continue any work beyond the point indicated for each of the inspections.

Sec. 15-1.04.4 Permanent utility connections. It is unlawful for any person, firm, corporation or utility company to connect electric power lines or natural gas or liquid petroleum gas or fuel oil permanently to any new or existing building or structure for which a building permit is required by the code until the appropriate permit, inspection and inspection/verification tag has been installed when required by the Building & Safety, unless approved or authorized otherwise. This subsection shall not prohibit the use of a temporary power pole during construction while under a valid permit.

Sec. 15-1.05 Computation of fees.

Each applicant for a building permit shall pay a fee to the County for issuing a permit. The total valuation used to compute fees shall be determined by Building & Safety, either by the application of the Building Valuation Data as published by the International Code Council, or by the actual costs of construction. Evidence showing the actual cost shall be in the form of contract or by other reliable evidence which would give a true account of such cost.

Sec. 15-1.06 Fee schedule.

Sec. 15-1.06.1 Fee schedule. The amount of the fees prescribed pursuant to this title shall

not exceed the amount reasonably required to administer the permit process, and for the handling of certificates, or other forms or documents, or to defray the costs of enforcement required by this part to be carried out by the Building & Safety and shall not be levied for general revenue purposes. For the purposes of this title the fees established for this part shall be the fee schedule as adopted by resolution.

Sec. 15- 1.06.2 Fee Exception. A permit will be issued without a fee for governmental agencies and quasi-governmental agencies, including but not limited to, fire companies and the governmental or quasi-governmental entities obtain the permit themselves. Notwithstanding the above waiver of fees, the Essential Services Building Act of 1986 and the California Code of Regulations (CCR) require that certain tests and inspections be made on specified buildings by a registered or licensed third party. The cost of expenses associated with such tests and inspections will be paid for by the affected public or quasi-governmental entity.

Sec. 15-1.07 Refunds.

Refunds where granted, shall be as determined by policy established by the building official.

Sec. 15-1.08 Liability of the County.

The provisions of the code shall not be construed as imposing upon the County any liability or responsibility for damages to persons or property resulting from defective building, plumbing, electrical or mechanical work; nor shall the County or any official or employee thereof be held to assume any special liability or responsibility by reason of the review or inspections authorized by the provisions of the code or any permits or certificates issued under the code.

Sec. 15-1.09 Work exempt from Permit.

Exemptions from permit requirements of this code 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 this jurisdiction. Permits shall not be required for the following:

Building

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
2. Fences not over 7 feet high.
3. Oil derricks
4. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2: 1.
6. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible 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-3 occupancy that are less than 24 inches deep, 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.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

Electrical

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: 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.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Mechanical:

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 makes it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing:

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 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.

Sec. 15-1.10 Design Loads and Requirements

Because of local climatic, geological, or topographical conditions, design loads for structures vary from the minimum specified in the codes. As such design loads for all structures shall be determined according to their site specific location. As required by CBC § 1603, all construction documents submitted shall be provided a plans analysis which clearly specifies all structural design information used in the preparation of the plans.

Maximum Design Loads are:

Ground snow load:	140lbs
Seismic Design Category:	D
Basic wind speed (3-second gust), miles per hour (mph):	100 mph
Wind exposure:	D
Frost Depth:	24"
Sq. Footage minimum for Single Family Residences:	600*

*Exception- Minimum 400 Sq. Ft. when used as a second dwelling on property with main residence.

CHAPTER 2.
MANUFACTURED HOME INSTALLATION

Sec. 15-2.01 Title.

This chapter may be referred to as "the Modoc County Manufactured Home Regulations"

Sec. 15-2.02 Purpose.

The purpose of this chapter is to enact regulations for the installation of manufactured homes located inside or outside of mobile home parks, in the unincorporated territory of the County.

Sec. 15-2.03 Authority.

This chapter *is* adopted pursuant to the provisions of Sections 18300 and 18550 of the Health and Safety Code of the State in order to implement, interpret, and make specific the provisions of Sections 18300, 18613, 18614, 18550, and 18551 of said Health and Safety Code.

Sec. 15-2.04 Enforcement Agency defined.

Whenever the term "Enforcement Agency" is used in this chapter or in Title 25 of the California Code of Regulations, such term shall mean Modoc County Building & Safety.

Sec. 15-2.05 Applicability of State Laws.

All of the applicable provisions of CCR, Title 25 as they pertain to manufactured homes, installed inside or outside of mobile home parks, as may be amended from time to time, and which may not be specifically set forth in this chapter, are hereby made a part of this chapter.

Sec. 15-2.06 Manufactured Home Standard.

When application is made for the installation of a manufactured home in the unincorporated areas of Modoc County and outside of a licensed mobile home park, the manufactured home shall be no more than 10 years old on the date of application for the permit. *Exception: For Farm Employee Housing only the Manufactured Home shall be no more than 20 years old on the date of application.*

Sec. 15-2.07 Foundation systems and Under Floor Enclosures.

All manufactured homes, other than manufactured homes for Farm Employee Housing shall be installed on a foundation system pursuant to Health & Safety Code § 18551. In addition, Building & Safety may establish under floor enclosure standards for foundation systems as deemed necessary to protect the manufactured home from the effects of frost heave.

Sec. 15-2.08 Manufactured home installation fees.

All manufactured home installations where located outside of parks and on residential lots shall pay a fee as established in the fee schedule adopted through resolution by the jurisdiction.

Sec. 15-2.09 Fire Sprinkler Systems

All manufactured homes manufactured on or after January 1, 2011 shall have Fire Sprinkler Systems installed in accordance with Title 25 of the California Code of Regulations.

Sec. 15-2.10 Manufactured Home Re-Location

Manufactured homes may be re-located to another parcel within the County if all the following criteria are met:

- 1.) HUD approved;
- 2.) Previously permitted by Modoc County and currently located therein;
- 3.) Installed on an approved foundation system (Farm Employee Housing exempt).

Homes that do not meet criteria #2 and/or #3 may be moved for use in a licensed mobile home park.

CHAPTER 3.
AGRICULTURAL BUILDINGS

Sec. 15-3.01 Title.

This chapter shall be known as and may be referred to as the "Modoc County Agricultural Reduction Provisions"

Sec. 15-3.02 Purpose.

The purpose of these provisions are to provide standards for qualified agricultural wood frame & other buildings as provided herein, and to provide minimum provisions for their permitting, use and construction; to promote agriculture and agricultural operations in Modoc County. Determination of whether an agricultural building qualifies under this part shall be made after review by the Planning Departments of the permit application and required documentation as submitted by the owner, authorized licensed agent or agricultural exempt agent under the provisions incorporated by this part and other applicable ordinances of this jurisdiction. Buildings permitted under this part are subject to structural plan review by the building official.

Sec. 15-3.02.1 Allowed reductions.

The reductions as provided in this part are:

- Engineering is not required as long as the structure is deemed to be in substantial compliance with wood frame construction.
- Snow load may be reduced up to 50% from that which would normally be required for other buildings. In no case shall the minimum roof live load be less than 20 lbs.
- Three second gust wind speed may be reduced to 85 mph.

Sec. 15-3.02.2 Reductions not required.

Nothing in this part prevents the submittal of engineered plans or, engineered plans that reflect the allowed reductions, furthermore; these provisions shall not be construed to imply that any reductions as provided are required.

Sec. 15-3.03.3 Applicability.

Nothing in this part shall be construed to specifically restrict, limit, or prevent the number, square footage or permitting of agricultural buildings in Modoc County.

Buildings exceeding the square footage as provided by Table II where the aggregate area provided by Table II has been used, it shall meet the same design and permit requirements as required by, the code and other applicable laws and ordinances of Modoc County and the State of California.

Sec. 15-3.04 Agricultural building defined.

An agricultural building is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human

habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

Sec. 15-3.05 Buildings not covered.

Buildings not covered by this part are those buildings any part of which are used for retail or commercial purposes, as a place of human occupation, habitation, or employment. Including by way of example, but not limited to, covered riding arenas, commercial feeding barns, green houses, stables, processing facilities, fish hatchery facilities, wineries, sawmill, dairies, warehouses or any similar structure used by the public. Human occupation as used in this part does not include occasional human occupancy for the carrying out of normal, day-to-day agricultural operations as appropriate for the intended agricultural use of the structure.

Sec. 15-3.06 Agricultural operation defined.

An agricultural operation is a general term which means; the activity of growing and harvesting crops; the rearing and management of livestock and bees; the production of plants and animals useful to man. Except as otherwise specified, an agricultural operation may include uses on all contiguous parcels in the same ownership such that they form a single agricultural operation. An agricultural operation shall be determined by the Modoc County Planning Department. In no case shall a single parcel that forms an agricultural operation be less than eighty (80) acres.

Sec. 15-3.07 Reduction standards.

Reduction standards for agricultural buildings under this part require the building(s) to be a minimum of 50' from any residential structure, and the square footage be limited to: (1) the maximum square footage and height limitations for single buildings as provided in Table I; (2) the maximum aggregate square footage for multiple buildings to be limited to that provided in Table II; (3) the ground floor of any building allowed under this section shall be constructed on grade and it must be concrete, dirt, or asphalt; (4) standard permits and inspections are required for electrical and plumbing installations.

Electrical installations unless approved otherwise shall be limited to 60amp service size, lighting, and not more than one 110v duplex receptacle for each 300 square feet of area, receptacles shall be GFCI protected. (5) plumbing installations are limited to exterior hose bibs and a cleanup sink (commercial or residential rated.) Waste systems for plumbing installations require approvals from both Planning and Environmental Health, prior to permit issuance; (6) mechanical installations are prohibited unless substantiating information can be provided to show cause why such installation is necessary.

Table I

Maximum square feet allowed for buildings under the total reduction standard 1.s						
Maximum height shall not exceed thirty, five (35) feet						
One (1) to five (5) acres ²	400					
Six (6) to fifteen (5) acres ³		600				
Sixteen (16) to thirty five (35) acres ³			1000			
Thirty six (36) to fifty five (55) acres ³				2000		
Fifty six (56) to seventy nine (79) acres ³					3200	
Individual Eighty (80) acre parcels ³						4,000
Ag. Operations ³						12,000

¹ No buildings shall exceed the size or height specified in this table, except as specified in the footnotes contained herein. Only one building of the sizes shown may be constructed per parcel.

² Five (5) acre parcels shall be allowed one single building not to exceed 600 sq.ft., when it can be clearly demonstrated to comply with the intent of this chapter, only one building per parcel this size may be constructed.

³ Shade structures used for the sole purpose or sheltering livestock that are not over 10' in height nor more than 12' in depth are exempt. Exempt structures shall be open on one long wall & one short wall and shall not contain electrical, mechanical or plumbing installations. Light gauge steel buildings not exceeding 600 sq. ft. may be used under this part.

⁵ Light gauge steel buildings not exceeding 600 sq. ft. may be used.

Table II

Maximum aggregate square feet allowed for each acreage under the total reduction standard ^{1,5}						
Maximum height shall not exceed thirty five (35) feet						
Maximum number of buildings	per parcel shall not exceed two ^{3,4}					
One (I) to five (5) acres ²	600					
Six (6) to fifteen (I 5) acres, ³		800				
Sixteen (16) to thirty five (35) acres. ³			1200			
Thirty six (36) to fifty five (55) acres ³				2500		
Fifty six (56) to seventy nine (79) acres ³					3700	
Individual Eighty (80) acre parcels ³						4,500
Ag. Operations ^{3, 4}						

¹ Aggregate area of structures shall not exceed the area specified in this table, a maximum of two (2) buildings are all that may be constructed on each parcel, no building shall exceed the size specified in Table I. Square footage that has not been used under the provision of this part shall not be carried over to other permits as a part or portion of the other structure.

² Five (5) acre parcels shall be allowed one single building not to exceed 600 sq. ft., when it can be clearly demonstrated to comply with the intent of this chapter, only one building per parcel this size may be constructed, see Table I.

³ Shade structures used for the sole purpose of sheltering livestock that are not over 10' in height nor more than 12' in depth are exempt. Exempt structures shall be open on one long wall & one short wall and shall not contain electrical, mechanical or plumbing installations. Light gauge steel buildings not exceeding 600sq. ft. may be used under this part.

⁴ For "Agricultural Operations," the number of buildings is not restricted other than as may be required by the zoning code.

⁴ Light gauge steel buildings not exceeding 600 sq. ft. may be used.

Sec. 15-3.08 Change of use.

Where a permit is issued under this part, no change of use will be allowed.

Sec. 15-3.09 Inspections.

Inspections for agricultural buildings as provided in this part shall be conducted for final only.

Sec. 15-3.10 Agricultural buildings constructed without permits.

Agricultural buildings constructed without permits are subject to the same penalties as all other structures regulated by the code. Where determined necessary the building official may require engineering to substantiate the design.

PASSED AND ADOPTED by the Board of Supervisors of the County of Modoc, State of California, on the 25th day of February, 2020 by the following vote:

Motion Approve as Amended:

RESULT: APPROVE AS AMENDED [UNANIMOUS]

MOVER: Patricia Cullins, Supervisor District II

SECONDER: Kathie Rhoads, Supervisor District III

AYES: Ned Coe, Supervisor District I, Patricia Cullins, Supervisor District II, Kathie Rhoads, Supervisor District III, Geri Byrne, Supervisor District V

ABSENT: Elizabeth Cavasso, Supervisor District IV

Dated: February 25, 2020

COUNTY OF MODOC

Elizabeth Cavasso, Chair
Modoc County Board of Supervisors

ATTEST:

Tiffany Martinez,
Clerk to the Board

APPROVED AS TO FORM:

County Counsel