



County of Modoc
Building and Safety Department

Modoc County is a collaborative community where people, families, government, and businesses, live, work, and thrive.

POLICIES

PROCEDURES

FORMS

ORDINANCES



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POLICY AND PROCEDURE MANUAL

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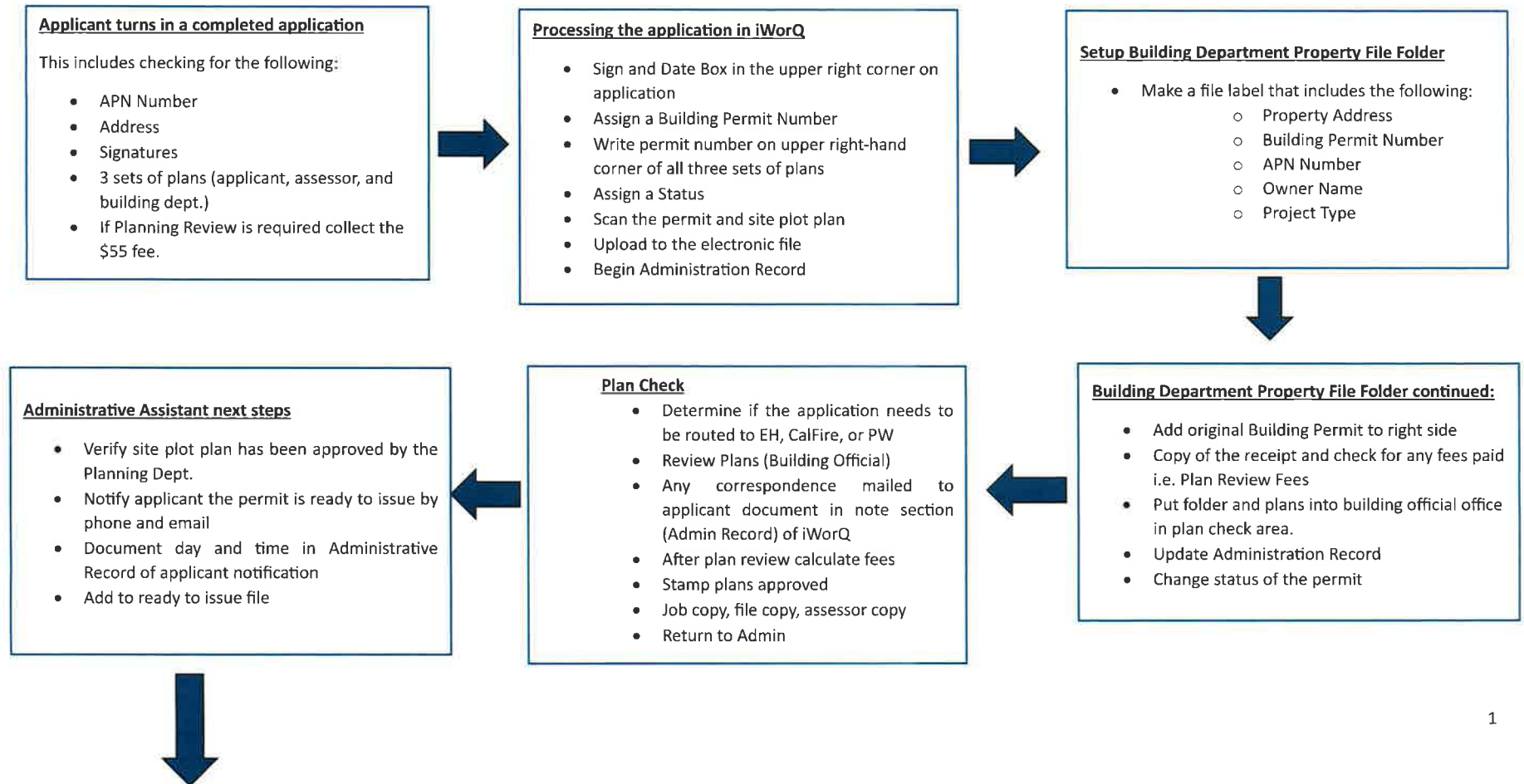


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PROCEDURES

Building Permit Workflow Chart



Permit Issuance

- Check how much is owed
- Take payment and provide white receipt copy to owner
- Attach payment check to the yellow copy of receipt.
- Input payment into iWorQ
 - Update date
 - Print 3 copies of building permit and inspection card. (2 on card stock, 1 white paper)
- Provide applicant with the job copy of plans and 1 cardstock copy of permit/inspection card
- Update Administration Record in iWorQ. Notating what was given to applicant
- Take the check payment and yellow receipt and add to deposit bag
- Bring the property file with the plans back to Building Official's office.
- Place folder in "Inspection File Cabinet"
- After issuance put copy in "Assessor" folder. Drop off to the Assessor's office as needed.
- Notate when dropped off at Assessor's office in iWorQ.



Building Permit Inspection Process

- Admin Asst schedules the inspection
- Add to Building Official Calendar
- Update iWorQ of inspection results(Building Official)
- Once finalized add folder to property file.



Procedure MH-001: 433 A and 433 B Forms

Notice of Manufactured Home, Mobile home, or Commercial Modular Installation on a Foundation System

Purpose

The following procedure is for permits for new or used manufactured homes placed on a permanent engineered concrete foundation or on a State of California Department of Housing and Community Development (HCD) approved engineered Tie Down foundation system.

Definitions

433A form: The 433A form provides the State of California's Housing and Community Development (HCD) notification from Modoc County that a manufactured home or commercial modular structure has been installed on a foundation system on private property and has been approved for occupancy. HCD uses this information for the date it will no longer register the unit(s).

433B form: The 433B form accompanies the 433 A as a recorded notice to the County Assessor's office of the change to the property status and to calculate the new property tax assessment. The 433 B is collected during the permitting process and delivered to the County Recorder's Office and after recoding a copy goes to County Assessor's office.

Manufacturer Certificate of Origin (MCO): The original title created and issued by the manufacturer when they have completed construction of the manufactured home.

HCD: The State of California Department of Housing and Community Development.

Procedure

- At the time of building permit application submittal, the owner, contractor or authorized agent shall provide the county with a filled out 433 B form and a copy of the Manufacturer's Certificate of Origin (MCO). If the owner does not have the MCO, they can apply to HCD for a certificate of lost title.
- At the time of building permit application submittal, the owner, contractor or authorized agent shall provide the county with a copy of the property deed.
- Staff will fill out the 433A form during the permit application plan review process.
- The Modoc County Building and Safety Department will collect two checks from the homeowner at the time the building permit is issued. One check made out to the Modoc County Recorder's Office in the amount of \$88.00 for recording the 433A form, and one check made out to HCD for the HCD fee (currently \$11 per transportable unit). If the manufactured home on a permanent foundation is the principal residence of the property owner, the owner shall record a document based on the requirements from State of California Senate Bill 2 that states that they are exempt from fee "per GC 27388.1 (a) (2) recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner." If the customer qualifies for this exemption then the recording fee will be \$13.00 AND the exemption must either be stated on the form 433A, or the Recorder's cover sheet must be attached. If the cover sheet is attached, the recording fee will increase to \$16.00. These fees are applicable as long as the form remains 8 ½ x 11 and printed single sided.
- When the building permit is finalized, and the Certificate of Occupancy is issued, a copy of the recorded the 433 A form, and a copy of the 433B form are put in the property file.
- When the building permit is finalized, and the Certificate of Occupancy is issued, a copy of the recorded the 433 A form, a copy of the 433B form and HCD check are mailed to:

**Department of Housing and Community Development
Division of Codes and Standards
Manufactured Housing Section Post Office Box 31
Sacramento, CA 95812-0031**

Procedure enactment date: May 29, 2024

By:

Scott Ward, Interim Building Official



County of Modoc
Building and Safety Department

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POLICIES



COUNTY OF MODOC
POLICY NO. M-001: REPLACEMENT WINDOWS AND GLAZING

PURPOSE

The purpose of the policy is to set guidelines when a building permit is required for replacement of existing windows and to set a procedure when a hazardous glazing condition is observed. This policy shall not apply to skylights or roof windows.

GENERAL

Historically, building permits have not been required for replacement of broken or damaged window glazing. Permits have been required for replacement of the entire window, including the window frame. New products have entered the market which have created confusion if a permit is required. This policy shall establish when a permit is required.

California Building Code sec. 105.1 states that a permit is required 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 performed.

California Health and Safety Code sec. 25997: Glazing materials subject to human impact in residential, commercial, and public buildings shall, to the extent not preempted by federal law, comply with the provisions of Section 5406 of the 1982 edition of the Uniform Building Code. Those glazing materials shall be subject to the requirements specified in Standard No. 54-2 of the 1982 edition of the Uniform Building Code Standards, or subject to comparative requirements which are determined by the local building official, responsible for enforcement of such standards, to produce at least equivalent performance.

PROCEDURE

- A. Building permits shall not be required for the replacement of glazing if:
 - 1. Replacing broken or damaged glazing within an existing window frame is considered maintenance work.
 - 2. Replacing glazing by removal of the existing glazing and trim but leaving the existing window frame or sliding glass door frame intact and inserting a vinyl framed insert without disruption of the existing weather seal.
- B. Building permits shall be required for the replacement of windows if:
 - 1. Replacing an existing window or sliding glass door complete with frame which requires the removal and replacement of the weather seal or flashing. All replacement windows shall meet the full requirements of the currently adopted building code.
 - 2. Any increase in size of the window opening.
 - 3. Any new window openings or relocation of existing openings.

Policy Enactment Date: May 30, 2024

By: Scott Warad

Scott Ward, Interim Building Official



County of Modoc
Building and Safety Department

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COUNTY OF MODOC
POLICY NO. M-002: FOUNDATIONS COMPLETED WITHOUT INSPECTION

PURPOSE

The purpose of this policy is to be used as a minimum guideline when approved by the Building Official for obtaining Department approval for projects in which a foundation has been constructed and concrete poured without inspection.

AUTHORITY

California Building Code section 104.1 Duties and Powers of Building Official

GUIDELINES

The owner, owner's agent or contractor shall obtain the services of a California licensed architect or engineer to conduct an onsite investigation of the foundation and provide a report to the Building Official. The report shall include but not be limited to:

1. Name and qualifications of the person making the investigation inspection.
2. Date and time of the inspection(s).
3. A report of the conditions found at the site.
4. Foundation depth and width.
5. Reinforcement size and spacing.
6. Anchor bolt size and spacing.
7. Hold-down size and location (if applicable)

The report must include a statement that the work has been found to be consistent with the approved set of plans. The report shall be wet stamped and signed by the design professional and submitted to the Building Official for review.

The investigation report must be reviewed and approved by the Building Official prior to resumption of work on the project. Additional data may be required by the Building Official.

Policy Enactment Date: May 30, 2024

By: _____

Scott Ward, Interim Building Official



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Building and Safety Department

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COUNTY OF MODOC
INTERPRETATION POLICY NO. M-003
MODOC COUNTY CODE SEC. 15.01.100: MINIMUM DWELLING SIZE

PURPOSE

The purpose of this policy is to provide an interpretation regarding Modoc County Code section 15.01.100.

GENERAL

This section states that the square footage minimum for single family residences is 600 sq. ft. Past practice and previous interpretation of this section is that the 600 sq. ft. minimum dwelling size is for the total gross floor area which includes conditioned space contained within the exterior perimeter walls.

INTERPRETATION

The 600 sq. ft. minimum dwelling size is determined by the gross floor area which includes the conditioned space contained within the exterior perimeter walls. The required 600 sq. ft. minimum gross floor area may include the area of a finished second floor or loft that has a minimum area of 70 sq. ft. and has a habitable space ceiling height in accordance with California Residential Code § R305. Access to the second floor or loft shall be a code compliant stairway. Ladders are not acceptable.

DEFINITIONS

Conditioned Space: An area, room or space that is enclosed within the building thermal envelope and is directly or indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from conditioned spaces by uninsulated walls, floors or ceilings, or where they contain uninsulated ducts, piping or other sources of heating or cooling.

Gross Floor Area: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Habitable Space: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Policy Enactment Date: June 6, 2024

By: _____

Scott Ward, Interim Building Official



County of Modoc
Building and Safety Department

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MODOC COUNTY DEFINITION POLICY M-004
DEFINITION of BEDROOM

Background

This definition is intended to assist in sizing the on-site sewage system to the actual carrying capacity of the residence regardless of how any particular resident might be utilizing rooms within the structure at any given point in time. This definition will provide a consistent definition of a bedroom to be used by Environmental Health and the Building Department. An objective definition of bedroom utilization is needed to adequately size the on-site sewage system for the possible maximum use of the residence.

An applicant may utilize rooms in a residence in one particular way. A subsequent owner may more fully utilize rooms to their maximum potential. If on-site sewage systems are sized according to the subjective and perhaps minimal use of the first resident, then the sewage system is at risk of being undersized for the full maximum use that any subsequent owner could legitimately make of the residence.

Bedroom Definition

A bedroom, for purposes of sizing on-site sewage systems, shall be defined as: any room with conditioned space that is a minimum 70 sq. ft. or larger and designated by applicant as a "bedroom". Other rooms, room with conditioned space that is a minimum 70 sq. ft. or larger such as sewing rooms, dens, offices, studios, lofts, game rooms, etc. will also be considered as bedrooms.

Exception

Rooms having one or more of the following features may not be considered by the Health Officer or Building Official to constitute a bedroom:

1. A minimum 8 ft. wide framed opening without a door to access a room from an entry way or main activity area such as a living room, family room, or dining room.
2. Use of a half wall or railing along at least one side of the room.
3. If the space is less than 70 sq. ft.

Code references:

California Building Code § 104.1 The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

California Residential Code § 202 HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

California Energy Code §101.1 CONDITIONED SPACE. An enclosed space within a building that is directly or indirectly conditioned.

California Residential Code § R304.1 MINIMUM ROOM AREA Habitable rooms shall have a floor area of not less than 70 square feet.

California Residential Code § R304.2 MINIMUM ROOM DIMENSIONS Habitable rooms shall be not less than 7 feet (2134 mm) in any horizontal dimension.

Exceptions:

- Kitchens.
- Limited-density owner-built rural dwellings.

Policy Enactment Date: June 12, 2024

By:

SC
Scott Ward, Interim Building Official

CM
Chris Murray, Director
Environmental Health



County of Modoc
Building and Safety Department

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**COUNTY OF MODOC
INTERPRETATION POLICY NO. M-005
MODOC COUNTY CODE TITLE 15 CHAPTER 6**

PURPOSE

The purpose of this policy is to provide an interpretation and definition for “Appurtenant Structure” as referred to in Modoc County Code Title 15 Chapter 6 §15-6.02 and 15-6.03.

GENERAL

Modoc County Code Title 15 Chapter 6 applies to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner-built rural dwellings and appurtenant structures. “Appurtenant Structures” is not defined in the county code. Webster’s dictionary defines Appurtenant as accessory. The Modoc County Zoning Ordinance section 18.06.030 defines an Accessory Building as a building that is subordinate to the primary or permitted use of the lot and which is located on the same lot; or a building or use that is customarily incidental to a permitted use.

INTERPRETATION

An “Appurtenant Structure” as referenced in Modoc County Code Title 15 Chapter 6 sections 15-6.02 and 15-6.03 is a garage, barn, carport, storage building, greenhouse, hoop house or high tunnel or similar U Occupancy non-habitable structures that are subordinate to the primary dwelling that exists on a parcel. In no case shall construction or placement of an Appurtenant Structure exceed the lot coverage requirements for parcels zoned RL, RH or RT.

Policy Enactment Date: July 23, 2024

By: *Scott Ward*
Scott Ward, Interim Building Official

Code References

California Building Code sec. 104.1 General

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Limited Density Rural Housing Title 15 Chapter 6 Modoc County Code

Sec. 15-6.02 Purpose.

The purpose of this Chapter is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of limited density rural dwellings and appurtenant structures.

Sec. 15-6.03 Intent and Application.

The provisions of this Chapter shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner-built rural dwellings and appurtenant structures. It is the intent of this Chapter that the requirements contained herein shall apply to seasonally or permanently occupied dwellings, hunting shelters, guest cottages, vacation homes, recreational shelters and detached bedrooms located in rural areas.

Modoc County Zoning Ordinance Title 18 Modoc County Code

18.06.030 - Accessory building or use.

"Accessory building or use" means a building or use incidental, appropriate, and subordinate to the primary or permitted use of the lot and which is located on the same lot; or a building or use that is customarily incidental to a permitted use and so necessary or commonly expected that it cannot be supposed that this title intended to prevent it. "Accessory use" does not include waste facilities except when a customary and integral part of an industrial use.

Maximum Lot Coverage

18.32 Residential Low Density(RL) Zone

18.32.060 (D) Maximum lot coverage: sixty percent when any dwelling or residential use is located on the lot.

18.36 Residential High Density (RH) Zone

18.36.060 (D) Maximum lot coverage: sixty percent when any dwelling or residential use is located on the lot.

18.40 Rural Town (RT) Zone

18.36.040 (E) Maximum lot coverage: sixty percent when any dwelling or residential use is located on the lot.



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Building and Safety Department

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COUNTY OF MODOC
RESIDENTIAL SHIPPING CONTAINER POLICY NO. M-006

PURPOSE

The purpose of this policy is to provide guidelines for obtaining a building permit for a shipping container (Connex Box) to be used for residential storage.

GENERAL

A shipping container is a metal container which was designed to be used to transport goods and materials by truck, ship, train and/or air. Shipping containers are normally 8 ft. X 20 ft. or 8 ft. X 40 ft. in size. The height of shipping containers varies from 8 to 10 ft. in height.

There are two types of permit processes to obtain a permit for a shipping container to be used as residential storage. California Building Code or as an appurtenant structure under the Low-Density Rural Dwelling regulations in Modoc County Code Chapter 15-6. Containers used for agricultural purposes shall comply with Modoc County Code Title 15, Chapter 15-3.

BUILDING PERMIT APPLICATION SUBMITTAL REQUIREMENTS

- A building permit application filled out.
- If there are electrical installations; provide three sets of plans drawn to scale on a minimum of 11" X 17" paper showing the container dimensions and electrical layout. *Note: Electrical installations are limited to one 20-amp circuit for lights and one GFCI protected exterior or interior receptacle.*
- A site plot plan (See Planning Department handout for requirements)
- Shipping container permit applications are routed to Planning and Environmental Health for review and approval.

SHIPPING CONTAINER REQUIREMENTS AND LIMITATIONS

1. A Building Permit will not be issued for shipping containers and other accessory structures to be placed on residentially zoned parcels unless there is an existing permitted residence or if a building permit has been issued for a new residence.
2. Maximum area of a single shipping container is 400 sq. ft.
3. Maximum of one container on parcels less than one acre in size.
4. Maximum of two containers on parcels between one and five acres in size. Parcels over five acres, no limit on number of containers.
5. Containers visible from a road, street, highway or right of way shall be painted earth tones to match surroundings.
6. Electrical installations are limited to one 20-amp circuit for lighting and one exterior or interior GFCI receptacle. An exterior weather proof disconnect, grounding electrode and grounding electrode are required. Show these installations on the plans referenced above.
7. Plumbing and mechanical installations are prohibited.
8. Additions to shipping containers are prohibited.
9. Shipping containers shall not be stacked.
10. Shipping containers shall not be physically connected to one another.

Policy Enactment Date: July 16, 2024

By:


Scott Ward, Interim Building Official

**COUNTY OF MODOC
RESIDENTIAL SHIPPING CONTAINER POLICY NO. M-006**

CODE REFERENCES

California Building Code sec. 104.1 General The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Limited Density Rural Housing Title 15 Chapter 6 Modoc County Code Sec. 15-6.02 Purpose. The purpose of this Chapter is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of limited density rural dwellings and appurtenant structures. *(Emphasis added)*



County of Modoc
Building and Safety Department

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FORMS AND HANDOUTS



County of Modoc
Building and Safety Department

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RESIDENTIAL EXTERIOR WALL SHEATHING VERIFICATION/COMPLETION FORM

PURPOSE: Self certification of residential exterior wall sheathing. This form is to be completed by a California licensed architect, engineer or general building contractor. The completed form must be attached to the field inspection record card. Following final inspection, the building inspector will file this form with the permanent record.

Permit Number: _____

Job Address: _____

Contact Name: _____

Phone Number: _____

QUALIFYING CRITERIA TO SELF-CERTIFY

1. The Contractor/Architect/Engineer shall acknowledge in writing that he/she holds an active B (General Contractor) contractor's license, architect or engineer's license in the State of California.
2. The Contractor/Architect/Engineer acknowledges that he/she has reviewed and understands the requirements of Chapter 6 of the 2022 California Residential Code and that all self-certification reports will be based on the code requirements contained therein and the Modoc County approved plans.
3. The Contractor shall declare and certify that the work performed on each specific project for which self-certification is utilized is in compliance with the code requirements set forth in Item 2 above.

☐ Exterior Wall Sheathing Inspection: I certify that exterior sheathing was installed and fastened in accordance with the manufacturer's instructions, and/or with the requirements of Chapter 6 of the California Residential Code and the approved plans.

Name (please type or print): _____

Class B Lic. No. _____ Engineer Lic. No. _____ Architect Lic. No. _____

Contractor Mailing Address: _____

Contractor Phone: _____

Contractor E-Mail: _____

I hereby affirm under penalty of perjury that I am licensed to perform this work under provisions of Division 8, Title 16, Article 13 of the Business and Professions Code, and my Class B license is in full force and effect. I further affirm that I have reviewed and understand the requirements of Chapter 6 of the 2022 California Residential Code and that all self-certification reports submitted by me will be based on the code requirements contained therein and my personal inspection of each project.

Contractor/Architect/Engineer Signature: _____

Date: _____



Voluntary Drywall Self-Certification Form/Affidavit

INTENT: The intent of this self-certification is to facilitate California licensed contractors in the installation verification of common drywall in single-family dwellings, in accordance with the codes and standards specified below. It is **NOT** the intent of this self-certification to certify the installation of any fire rated gypsum board, when required by Table R302.6 of the California Residential Code, **OR** any gypsum board specifically requiring increased panel attachment for lateral resistance purposes. It is also **NOT** the intent of this self-certification to allow non-compliance with the California Building Standards Code.

IMPORTANT: Completion and submittal of this form is required to pass inspections and finalize this permit. Incomplete or non-legible forms will not be accepted by Modoc County – Building & Safety.

I hereby affirm under penalty of perjury by my initials below, I certify to each of the following:

1. _____ I understand, as the California licensed contractor in whose name this permit may be issued and who will be performing the work authorized by this permit, that I am solely responsible and liable for the quality of work performed under this permit, and for knowing and complying with all applicable State laws, Modoc County Code requirements and manufacturer's specifications; and I agree to fulfill these aforementioned responsibilities.
2. _____ I understand and agree, as the California licensed contractor in whose name this permit may be issued, that my use of this *Drywall Self-Certification* program is elective and purely voluntary, and that I have the option to choose a traditional site-inspection for this proposed scope of work, but willingly choose to participate in this optional *Self-Certification* program. **I further agree to fully disclose the terms of this Self-Certification program to the property owner indicated in this permit application.**
3. _____ I understand failure on my part to observe or fulfill my obligations under this voluntary *Self-Certification program* may result in disciplinary measures initiated by the California Contractors State License Board against my license.
4. _____ I agree to save, indemnify and keep harmless the County of Modoc against liabilities, judgments, costs and expenses which may in any way accrue against said County in consequence of my participating in this voluntary *Self-Certification program*.
5. _____ I understand I must satisfy the following Modoc County requirements for this drywall inspection to be finalized:

Typical California Building Code requirements applicable to Sheetrock/Drywall installations:

Gypsum construction	CBC 2508	Gypsum board, gypsum panel products and gypsum plaster construction shall be of the materials listed in Tables 2506.2 and 2507.2 These materials shall be assembled and installed in compliance with the appropriate standards listed in Tables 2508.1 and 2511.1.1 and Chapter 35 of the California Building Code.
Weather protection	CBC 2508.1, 2508.2	Gypsum wallboard or gypsum plaster shall not be used in any exterior surface where such gypsum construction will be exposed directly to the weather. Gypsum wallboard shall not be used where there will be direct exposure to water or continuous high humidity conditions. Gypsum wallboard shall not be installed until weather protected.
Applications	CBC 2508.3	Edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Edges and ends of gypsum board and gypsum panel products shall be in moderate contact except in concealed spaces where fire-resistancerated construction, shear resistance or diaphragm action is not required.

Voluntary Drywall Self-Certification Form/Affidavit

Installation	CBC 2508.5.2 CRC R702.3.6	Gypsum board or gypsum panel products used in a horizontal diaphragm ceiling shall be installed perpendicular to ceiling framing members. End joints of adjacent courses of gypsum board shall not occur on the same joist. Fasteners and spacing used for attachment of gypsum board or gypsum panel products to a horizontal diaphragm ceiling shall be as defined in Table 2508.5 of the CBC, or Tables R702.3.5 or R702.3.6 and shall comply with manufacturer's specifications. Fasteners shall be spaced not more than 3/8 inch from the edges and ends of the gypsum board or gypsum panel product.
Showers & Tubs	CBC 2509.2	Materials used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas shall be either (1) Glass mat gypsum backing panel, (2) Nonasbestos fiber-cement backer board, or (3) Nonasbestos fiber-mat reinforced cementitious backer unit. EXCEPTION. Water resistant gypsum backing board shall not be used (1) Over a vapor retarder in shower or bathtub compartments. (2) Where there will be direct exposure to water or in areas subject to high humidity.

Directions: Please verify, complete and initial each item below.

6. _____ I certify this drywall installation is in compliance with all applicable sections of the current California Building Standards Code, as provided above, and the manufacturer's specifications for the type of gypsum product(s) installed under the provisions of this permit.

I hereby affirm under penalty of perjury by my signature below, I have:

- Reviewed and satisfied all applicable Code requirements contained within this permit application and this Voluntary Drywall Self-Certification Form.
- Inspected and verified each of the Code provisions listed above prior to my certifying their compliance with my initials.

California Licensed Contractor of Record for this Self-Certification

Contractor Business Name: _____

Building Permit Number: _____ Address _____

Signature: _____ Date: _____



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RE-ROOFING VERIFICATION/COMPLETION FORM

PURPOSE This form is to be completed by a licensed roofing or general contractor. The completed form must be attached to the field inspection record card. Following final inspection, the building inspector will file this form with the permanent record.

Permit Number: _____

Job Address: _____

Contact Name: _____

Phone Number: _____

QUALIFYING CRITERIA TO SELF-CERTIFY

1. The Contractor shall acknowledge in writing that he/she holds an active C-39 (Roofing) or B (General Contractor) contractor's license in the State of California.
2. The Contractor acknowledges that he/she has reviewed and understands the requirements of Chapter 9 (roof assemblies) of the 2022 California Residential Code and that all self-certification reports will be based on the code requirements contained therein.
3. The Contractor shall declare and certify that the work performed on each specific project for which self-certification is utilized is in compliance with the code requirements set forth in Item 2 above.

☐ Reroofing Inspection: I certify that the existing sheathing/decking is structurally sound and complies with all the conditions of R907.3 of the 2022 California Residential Code (CRC) and 1511.3 of the 2022 California Building Code (CBC). Minimum clearances to combustibles for all vents/chimneys have been verified and maintained.

☐ Roof Nailing Inspection: I certify that roof sheathing was installed and fastened in accordance with the manufacturer's instructions, and/or with the requirements of the California Building Code.

☐ Final Inspection: I certify that the roofing materials have been installed and fastened in accordance with the manufacturer's installation instructions, and all the requirements of the California Building Code or California Residential Code.

Name (please type or print): _____

C-39 License No. _____ OR B License No. _____

Contractor Mailing Address: _____

Contractor Phone: _____

Contractor E-Mail: _____

I hereby affirm under penalty of perjury that I am licensed to perform reroofing work under provisions of Division 8, Title 16, Article 13 of the Business and Professions Code, and my Class C-39 license is in full force and effect. I further affirm that I have reviewed and understand the requirements of Chapter 9 of the 2022 California Residential Code and/or sec. 1511.3 of the 2022 California Building Code that all self-certification reports submitted by me will be based on the code requirements contained therein and my personal inspection of each project.

Contractor's Signature: _____ Date: _____



County of Modoc
Building and Safety Department

Modoc County is a collaborative community where people, families, government, and businesses, live, work, and thrive.

INSULATION CERTIFICATE

Permit Number: _____

Address: _____

County: Modoc

Description of Installation

1. ROOF

Material _____

Brand Name _____

Thickness (inches) _____

Thermal Resistance (R-Value) _____

2. CEILING

Batt or Blanket Type _____

Brand Name _____

Thickness (inches) _____

Thermal Resistance (R-Value) _____

Loose Fill Type _____

Brand _____

Contractor's min installed weight/ft² _____ lb

Minimum thickness _____ inches

Manufacturer's installed weight per square foot to achieve Thermal Resistance (R-Value) _____

3. EXTERIOR WALL

Frame Type _____

A. Cavity Insulation

Material _____

Brand Name _____

Thickness (inches) _____

Thermal Resistance (R-Value) _____

B. Exterior Foam Sheathing

Material _____

Brand Name _____

Thickness (inches) _____

Thermal Resistance (R-Value) _____

4. RAISED FLOOR

Material _____

Brand Name _____

Thickness (inches) _____

Thermal Resistance (R-Value) _____

5. SLAB FLOOR/PERIMETER

Material _____

Brand Name _____

Thickness (inches) _____

Thermal Resistance (R-Value) _____

Perimeter Insulation Depth (inches) _____

6. FOUNDATION WALL

Material _____

Brand Name _____

Thickness (inches) _____

Thermal Resistance (R-Value) _____

Declaration

I hereby certify that the above insulation was installed in the building at the above location in conformance with the current Energy Efficiency Standards for residential buildings (Title 24, Part 6, California Code of Regulations) as indicated on the Certificate of Compliance, where applicable.

Print Name _____

Company Name _____

Signature (Installing Subcontractor or General Contractor) _____

Date _____



County of Modoc
Building and Safety Department

Modoc County is a collaborative community where people, families, government, and businesses, live, work, and thrive.

203 West 4th St.
Alturas, CA 96101
Phone: 530-6413

REQUEST FOR BUILDING PERMIT/APPLICATION EXTENSION

Date: _____

OWNER INFORMATION

Name: _____

Property Address: _____

City/State/Zip: _____

Phone Number: _____

Mailing Address: _____

City/State/Zip: _____

I Hereby Request an Extension for the following Permit or Application number(s):

I am requesting an extension for the following reason: _____

Requestor's Signature: _____

DO NOT WRITE BELOW THIS LINE -----

A request to extend the permit(s) or application has been:

☐ Approved through: _____

☐

Fee: **\$45.80** Receipt # _____

☐ Denied due to the following reason(s): _____

Building Official: _____

Date: _____



County of Modoc
Building and Safety Department

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203 West 4th St.
Alturas, CA 96101
Phone: 530-6413

REQUEST FOR BUILDING PERMIT REINSTATEMENT

Date: _____

OWNER INFORMATION

Name: _____

Property Address: _____

City/State/Zip: _____

Phone Number: _____

Mailing Address: _____

City/State/Zip: _____

I Hereby Request that the following Permit number(s) be reinstated:

I understand that if I do not call for and receive an inspection approval within 365 days from the date of reinstatement that the aforementioned permit(s) will expire.

Requestor's Signature: _____

DO NOT WRITE BELOW THIS LINE -----

A request to extend the permit(s) or application has been:

☐ Approved through: _____

Fee: **\$45.80** Receipt # _____

☐ Denied due to the following reason(s) : _____

Building Official: _____

Date: _____

RECORDING REQUESTED BY

Department of Building and Safety
County of Modoc
203 West 4th Street
Alturas, California 96101

AND WHEN RECORDED MAIL TO

Department of Building and Safety
County of Modoc
203 West 4th Street
Alturas, California 96101

NOTICE OF COMPLIANCE ACKNOWLEDGEMENT**NOTICE IS HEREBY GIVEN THAT**

1. The undersigned is the owner of the interest or estate stated below in the property described below.
2. The name of the undersigned is: _____
3. The address of the undersigned is: _____
4. The street address where the work and improvements are located is: _____

5. The Assessor's Parcel Number where the work and improvements are located is: _____
6. The Modoc County Building Permit Number authorizing the work and improvements is: _____
7. The undersigned declares that all required inspections per Modoc County Code section 15.06.160 will take place.
8. The undersigned declares that all work and improvements will be in compliance with the provisions of Modoc County Code Title 15 Chapter 15- 4 (Regulations for Limited Density Rural Dwellings)
9. The undersigned acknowledges the construction plans, work and improvements will not be reviewed or inspected to address structural resistance to the lateral forces produced by wind and earthquakes.
10. The undersigned acknowledges that the construction plans, work and improvements will not be reviewed or inspected to address structural resistance to snow load or frost heave on foundations.

VERIFICATION

I, the undersigned, say: I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Name(Please Print) _____ Signature _____

Executed at _____, California, this _____ day of _____, 20____

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

NAME _____
MAILING ADDRESS _____
CITY _____ COUNTY STATE _____ ZIP CODE _____

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY



STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
MANUFACTURED HOUSING PROGRAM
NOTICE OF MANUFACTURED HOME, MOBILEHOME, OR COMMERCIAL MODULAR
INSTALLATION ON A FOUNDATION SYSTEM

Recording of this document by the enforcement agency indicates compliance with California Health and Safety Code section 18551(a). This document is evidence that the enforcement agency has inspected the installation and issued a Certificate of Occupancy, form HCD 513C, for the manufactured home/mobilehome (MH) or commercial modular described herein, including corrections and/or reporting the removal of a unit from a foundation system, upon the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

Mandatory: Select all appropriate box(es) below:

☐ New Recording ☐ Correct a Recording ☐ Report a Unit Removed from a Foundation System

ALL INFORMATION BELOW MUST BE ENTERED BY THE ENFORCEMENT AGENCY

PROPERTY INFORMATION

REAL PROPERTY OWNER NAME(S) _____

MAILING ADDRESS _____

CITY _____ COUNTY _____ STATE _____ ZIP CODE _____

INSTALLATION ADDRESS (If different) _____

CITY _____ COUNTY _____ STATE _____ ZIP CODE _____

IDENTIFY THE TYPE OF LAND OWNERSHIP:
☐ FEE-SIMPLE DEED TO THE PROPERTY
☐ RESIDENT-OWNED MH SUBDIVISIONS
☐ MH CONDOMINIUM MOBILEHOME PARKS

☐ LONG-TERM LEASE
☐ MH STOCK COOPERATIVES

OWNER INFORMATION

UNIT OWNER (If also properly owner, write "SAME") _____

MAILING ADDRESS _____

CITY _____ COUNTY _____ STATE _____ ZIP CODE _____

ENFORCEMENT AGENCY INFORMATION

ENFORCEMENT AGENCY ISSUING PERMIT and CERTIFICATE OF OCCUPANCY _____

MAILING ADDRESS _____

CITY _____ COUNTY _____ STATE _____ ZIP CODE _____

BUILDING PERMIT NO _____ TELEPHONE NUMBER _____

☐ EVIDENCE OF UNIT LIENHOLDER(S) RELEASE, OR CONSENT TO INSTALLATION
PROVIDED/ATTACHED—SEE REVERSE NOTE #2 (Check ☐ if applicable)

SIGNATURE OF ENFORCEMENT AGENCY OFFICIAL _____ DATE _____

DEALER INFORMATION

DEALER NAME (If not a dealer sale, write "NONE") _____

DEALER LICENSE NUMBER _____

DEALER BUSINESS ADDRESS _____

CITY _____ COUNTY _____ STATE _____ ZIP CODE _____

MANUFACTURED HOME/MOBILEHOME/COMMERCIAL MODULAR UNIT DESCRIPTION

MANUFACTURER NAME _____ MODEL NAME / NUMBER _____ MANUFACTURE DATE _____

SERIAL NUMBER(S) _____

LENGTH x WIDTH _____ CA INSIGNIA(S)/HUD LABEL NUMBER(S) _____

ASSESSOR'S PARCEL NUMBER _____ HCD REGISTRATION DECAL NUMBER _____ MCO NUMBER (New MH only) _____

REAL PROPERTY LEGAL DESCRIPTION, EXPLANATION OF CORRECTION, OR UNIT REMOVAL

____ I am exempt from fee per GC 27388.1(a) (2) recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier".



STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT
DIVISION OF CODES AND STANDARDS

NOTICE TO ASSESSOR

THIS FORM MUST BE COMPLETED BY THE OWNER OF A MANUFACTURED HOME, MOBILEHOME OR COMMERCIAL MODULAR AND FORWARDED TO THE COUNTY ASSESSOR UPON COMPLETION OF THE INSTALLATION OF THE UNIT ON A FOUNDATION SYSTEM PURSUANT TO SECTION 18551 HEALTH AND SAFETY CODE.

ORIGINAL PURCHASE PRICE FOR:

1. The Basic Unit	\$ _____	Type of Exterior Wall Covering: _____ (Metal, Wood, etc.)
2. Optional Equipment & Upgrades	\$ _____	Type of Roof Covering: _____ (Metal, Wood, Composition, etc.)
3. Subtotal	\$ _____	Heating Type: ☐ Forced Air ☐ Floor or Wall
4. Accessories & Accessory Structures	\$ _____	
5. Other (Specify) _____	\$ _____	
6. Delivery & Installation	\$ _____	Air Conditioning: ☐ YES ☐ NO Tons _____
7. TOTAL SALES PRICE	\$ _____	Evaporative Cooler: ☐ YES ☐ NO
		Built-in Cooktop: ☐ YES ☐ NO
		Built-in Oven: ☐ YES ☐ NO
		Built-in Dishwasher: ☐ YES ☐ NO
		Built-in Wet Bar: ☐ YES ☐ NO
		Refrigerator: ☐ YES ☐ NO
		Roof Overhang (Eaves): ☐ YES ☐ NO _____ inches
		Furniture Included: ☐ YES ☐ NO Value \$ _____

DOES THE BASIC PRICE INCLUDE:

The Towbar(s)	☐ YES	☐ NO
Tires & Wheels	☐ YES	☐ NO
Wheelhubs & Axles	☐ YES	☐ NO

LIST NUMBER OF ROOMS:

Bedrooms _____	Dining Room _____
Baths _____	Family Room _____
Kitchen _____	Utility Room _____
Living Room _____	Other Rooms _____

Carport:	☐ YES ☐ NO	(LENGTH X WIDTH)
Awning:	☐ YES ☐ NO	_____ X _____
Porch:	☐ YES ☐ NO	_____ X _____
Garage:	☐ YES ☐ NO	_____ X _____
Storage Shed:	☐ YES ☐ NO	_____ X _____
Skirting:	☐ YES ☐ NO	_____ LINEAL FEET

The sales price as shown does not include any amount for any in-place location.

The Assessor's Parcel Number of the installation site is _____

(Signature)

Address

Telephone



County of Modoc
Building and Safety Department

Modoc County is a collaborative community where people, families, government, and businesses, live, work, and thrive.

ORDINANCES AND RESOLUTIONS

ORDINANCE# 364

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF MODOC
ADDING CHAPTER 15.06 REGULATIONS FOR LIMITED DENSITY RURAL DWELLINGS
TO TITLE 15 - BUILDING REGULATIONS**

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

SECTION I: Title 15. Building Regulations be amended to add Chapter 15.06 Regulations for Limited Density Rural Dwellings.

SECTION II: Chapter 15.06 of the Modoc County Code is added in its entirety to read as follows:

**Chapter 15.06
Regulations for Limited Density Rural Dwellings**

15.06.010	Authority.
15.06.020	Purpose.
15.06.030	Intent and Application.
15.06.040	Definition of Owner-Built.
15.06.050	Abatement of Substandard Buildings.
15.06.060	Recorded Notice.
15.06.070	Violations.
15.06.080	Permits.
15.06.090	Permit Issuance and Fees.
15.06.100	Permit Application Submittal.
15.06.110	Plans.
15.06.120	Waiver of Plans.
15.06.130	Modifications.
15.06.140	Permit Validity.
15.06.150	Inspections.
15.06.160	Issuance of Inspections.
15.06.170	Special Inspections.
15.06.180	Inspection Waivers.
15.06.190	Inspection Requests and Notice.
15.06.200	Certificate of Occupancy.
15.06.210	Temporary Occupancy.
15.06.220	Fees.
15.06.230	Detached Bedroom.
15.06.240	Greywater.
15.06.250	Limited Density Rural Dwelling.

15.06.260	Rural.
15.06.270	Sound Structural Condition.
15.06.280	Substandard Building.
15.06.290	General Requirements.
15.06.300	Intent of General Requirements.
15.06.310	Technical Codes to be a Basis of Approval.
15.06.320	Structural Requirements.
15.06.330	Foundations.
15.06.340	Materials.
15.06.350	Fire Safety Requirements.
15.06.360	Energy Efficiency Requirements.
15.06.370	Mechanical Requirements.
15.06.380	Heating Capacity.
15.06.390	Electrical Requirements.
15.06.400	Electrical Installation Requirements.
15.06.410	Photovoltaic System Requirements.
15.06.420	Room Requirements.
15.06.430	Sanitation Requirements.
15.06.440	Plumbing Specifications.
15.06.450	Sanitation Facilities.
15.06.460	Water Supply.
15.06.470	Connection to Water and Sewer.
15.06.480	Findings in Support of Adoption of Regulations for Limited Density Rural Dwellings.

15.06.010 Authority.

This Chapter is adopted in accordance with the provisions of Health and Safety Code Section 17958.2.

15.06.020 Purpose.

The purpose of this Chapter is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of limited density rural dwellings and appurtenant structures.

15.06.030 Intent and Application.

The provisions of this Chapter shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner-built rural dwellings and appurtenant structures. It is the intent of this Chapter that the requirements contained herein shall apply to seasonally or permanently occupied dwellings, hunting shelters, guest cottages, vacation homes, recreational shelters, and detached bedrooms located in rural areas.

15.06.040 Definition of Owner-Built.

- A. "Owner-Built" shall mean constructed by any person or family who acts as the general contractor for or the provider of, part or all of the labor necessary to build housing to be occupied as the principal residence of that person or family, and not intended for sale, lease, or rent or employee occupancy.
- B. For the purposes of this article, the sale, lease, renting, or employee occupancy of owner-built structures within one (1) year of the issuance of a certificate of occupancy shall be presumptive evidence that the structure was erected for the purpose of sale, lease, or renting.
- C. "Owner-Built" shall also mean constructed by a licensed contractor for occupancy by the person or persons owning the property at the time construction is commenced.

15.06.050 Abatement of Substandard Buildings.

All structures or portions thereof which are determined by the enforcing agency to constitute a substandard building shall be declared to be a public nuisance and shall be abated by repair, rehabilitation, or removal in accordance with Health and Safety Code Sections 17980 through 17995. In cases of extreme hardship to owner-occupants of the dwellings, the appropriate local body should provide for deferral of the effective date of orders of abatement.

15.06.060 Recorded Notice.

Each time a permit is issued pursuant to this Chapter, the Building Department shall record with the County Recorder a Notarized notice that a permit has been issued pursuant to the provisions of this Chapter.

The notice shall state:

I _____, declare that all required inspections prior to final will take place. I hereby declare that all work conducted at site address: _____, will be in compliance with the provisions of Modoc County Code Title 15 Chapter 15- 4 (Regulations for Limited Density Rural Dwellings) which allows for deviations from the requirements of California Building Standards Code. I understand that the construction plans and improvements will not be reviewed or inspected to address structural resistance to the lateral forces produced by wind and earthquakes. I further understand that the construction plans and improvements will not be reviewed or inspected to address structural resistance to snow load or

frost heave on foundations.

15.06.070 Violations.

The critical concern in the promulgation of this Chapter is to provide for health and safety while maintaining respect for the law and voluntary compliance with the provisions of this Chapter, and therefore, in the event that an order to correct a substandard condition is ignored, it is the intent of this section that civil abatement procedures should be the first remedy pursued by the enforcement agency.

15.06.080 Permits.

Permits shall be required for the construction of rural dwellings and appurtenant structures.

15.06.090 Permit Issuance and Fees.

The application, plans, and other data filed by an applicant for a permit shall be reviewed by the appropriate enforcement agency to verify compliance with the provisions of this Chapter. Where the enforcement agency determines that the permit application and other data indicate that the structure(s) will comply with the provisions of this Chapter, the agency shall issue a permit therefore to the applicant.

15.06.100 Permit Application Submittal.

To obtain a permit, the applicant shall first file an application therefore with the designated enforcement agency. Permit applications shall contain the following information:

- 1.) Name and mailing address of the applicant;
- 2.) Address and location of the proposed structures;
- 3.) A general description of the structure(s) which shall include mechanical installations with all clearances and venting procedures detailed, electrical installations, foundation, structural, and construction details;
- 4.) A site plot plan indicating the location of the dwelling in relation to property lines, other structures, sanitation and bathing facilities, water resources, and waterways;
- 5.) Approval for the installation of a private sewage disposal system or alternate waste disposal means from the local health enforcement agency;
- 6.) The signature of the owner or authorized agent;
- 7.) The use or occupancy for which the work is intended;
- 8.) Any other data or information as may be required by statute or regulation;
- 9.) A stipulation by the applicant that the building or structure is to be owner-built, or built for the occupancy of the owner by a licensed contractor.

15.06.110 Plans.

Plans shall consist of a general description of the structure(s), including all necessary information to facilitate a reasonable judgment of conformance by the enforcing agency. This may include a simplified diagram of the floor plan and site elevation in order to determine the appropriate dimensions of structural members. Architectural drawings and structural analyses shall not be required except for structures of complex design or unusual conditions for which the enforcement agency cannot make a reasonable judgment of conformance to this Chapter based upon the general description and simplified plan(s).

15.06.120 Waiver of Plans.

The enforcement agency may waive the submission of any plans if the agency finds that the nature of the work applied for is such that the reviewing of plans is not necessary to obtain compliance with this Chapter.

15.06.130 Modifications.

Modifications to the design, materials, and methods of construction are permitted, provided that the structural integrity of the building or structure is maintained, the building continues to conform to the provisions of this Chapter, and the enforcement agency is notified in writing of the intended modification.

15.06.140 Permit Validity.

Permits shall be valid for a period of three (3) years. The building official is authorized to grant extensions of time pursuant to the same standards as for extensions of a building permit pursuant to Chapter 15.01 - Construction Codes, Administration.

15.06.150 Inspections.

All construction or work for which a permit is required shall be subject to inspection by the designated enforcement agency.

15.06.160 Issuance of Inspections.

A minimum of three (3) inspections shall be required for all new dwellings at the following stages of construction:

- 1.) Foundation (prior to placing concrete).
- 2.) Rough in or 4-Way (prior to closing walls, in order to inspect electrical, mechanical, plumbing and framing).
- 3.) Final inspection (after the structure(s) is completed and ready for occupancy, in order to determine compliance with the provisions of this Chapter).

15.06.170 Special Inspections.

Additional inspections may be conducted under the following circumstances:

An inspection may be conducted where there is a reasonable expectation that the footing will be subjected to serious vertical or lateral movement due to unstable soil conditions. If soil conditions constitute a potential structural problem, the foundation and structure shall have engineering provided by a California licensed civil or structural engineer.

Additionally, inspections may be conducted where the application indicates that interior wall coverings or construction elements will conceal underlying construction, electrical or mechanical systems; or where an unconventional construction method is indicated which would preclude examination at a single inspection.

15.06.180 Inspection Waivers.

Inspections may be waived by the enforcement agency for structures which do not contain electrical or mechanical installations or for alterations, additions, modifications, or repairs that do not involve electrical or mechanical installations; or where the applicant stipulates in writing that the work has been conducted in compliance with the permit application and the provisions of this chapter.

15.06.190 Inspection Requests and Notice.

It shall be the duty of the applicant to notify the enforcement agency that the construction is ready for

inspection and to provide access to the premises. Inspections shall be requested by the applicant at least (48) hours in advance of the intended inspection. It shall be the duty of the enforcement agency to notify or inform the applicant of the day during which the inspection is to be conducted.

15.06.200 Certificate of Occupancy.

After the structure(s) is completed for occupancy and all inspections which have been required by the enforcing agency have been conducted, and work approved, the enforcement agency shall issue a Certificate of Occupancy for such dwelling(s) and appurtenant structure(s) which comply with the provisions of this Chapter.

15.06.210 Temporary Occupancy.

The use and occupancy of a portion or portions of a dwelling prior to the completion of the entire structure shall be allowed except for farm labor housing, provided that approved sanitation facilities are available at the site and that the completed work does not create a condition that endangers the life or health of the occupants or public. The occupants of any uncompleted structure shall assume responsibility for the occupancy of the structure or any portion thereof.

15.06.220 Fees

Any person submitting an application for a permit to construct under this Chapter shall pay appropriate fees as set forth in Section 20 of Title 25, Part 1, Chapter 1, Subchapter 2, California Administrative Code. Inspection fees shall be established by resolution of the Board of Supervisors to reflect the actual inspection and administrative costs resulting from the administration of this Chapter.

15.06.230 Detached Bedroom.

A "detached bedroom" is a separate accessory structure without kitchen or sanitation facilities, designed for and intended to be used as a sleeping or living facility for one family, to be employed in conjunction with a main structure(s) which includes kitchen and sanitation facilities.

15.06.240 Greywater.

"Greywater" shall include all domestic wastewater obtained from the drainage of showers, bathtubs, laboratories, and laundry facilities, exclusive of water utilized for kitchen sinks and for the transport and disposal of body eliminations.

15.06.250 Limited Density Rural Dwelling.

A "limited density rural dwelling" is any structure consisting of one (1) or more habitable rooms, and not exceeding two and one-half (2½) stories, intended or designed to be occupied by one (1) family with facilities for living and sleeping, with use restricted to rural areas that fulfills the requirements of this chapter.

15.06.260 Rural.

For the purposes of this chapter only, "rural" shall mean those unincorporated areas of the County designated and zoned for one (1) acre minimums or larger acre minimums. In addition, for a legal parcel to qualify as "rural," the parcel shall be no less than one (1) acre in size. An exception may be granted by the building official for the residential development of parcels located in the unincorporated areas of the county that are zoned for less than one acre in size and/or are less than one acre in size with the following criteria:

- 1.) The parcel is served by public water and sewer; or written approval from the Department of Environmental Health that a lesser size is adequate to accommodate a proposed water system and

sewage disposal system.

2.) Residential construction shall comply with the provisions of the 2007 California Building Code.

15.06.270 Sound Structural Condition.

A structure shall be considered to be in sound structural condition when it is constructed and maintained in substantial conformance with accepted construction principles, technical codes, or performance criteria which provide minimum standards for the stressing of structural members; footing sizes when related to major load-bearing points; proper support of load-bearing members; nailing schedules where essential to general structural integrity; and provisions for adequate egress, ventilation, sanitation, and fire safety. Conditions which would not render a structure unsound are the minor deflections or elasticity of structural members, ceiling heights; size or arrangement of rooms; heating, plumbing, and electrification requirements; alternative materials, appliances or facilities; or methods of construction.

15.06.280 Substandard Building.

A substandard building is a structure or portion thereof in which there exists any condition to an extent that endangers the life, limb, health, or safety of the occupants. Except as amended by the provisions of this chapter, the California Building Code, Part 2, Title 24, California Code of Regulations, shall be the determining criteria for compliance with the standards of this Chapter and the defining of a substandard building.

15.06.290 General Requirements.

Each structure shall be constructed and maintained in a sound structural condition to be safe, sanitary, and to shelter the occupants from the elements.

15.06.300 Intent of General Requirements.

It shall be the purpose and intent of this Chapter to permit the use of ingenuity and preferences of the builder, and to allow and facilitate the use of alternatives to the specifications prescribed by the uniform technical codes to the extent that a reasonable degree of health and safety is provided by such alternatives, and that the materials, methods of construction, and structural integrity of the structure shall perform in application for the purpose intended. To provide for the application of this Chapter, it shall be necessary for the enforcement agency to exercise reasonable judgment in determining the compliance of appropriate structures with the general and specific requirements of this chapter.

15.06.310 Technical Codes to be a Basis of Approval.

Except as otherwise required by this chapter, dwellings and appurtenant structures constructed pursuant to this part need not conform with the construction requirements prescribed by the editions of the codes that make up the California Building Standards Code, Title 24, California Code of Regulations, or other applicable technical codes; however, it is not the intent of this section to disregard nationally accepted technical and scientific principles relating to design, materials, methods of construction, and structural requirements for the erection and construction of dwelling and appurtenant structures as are contained in the uniform technical codes. Such codes shall be a basis for approval.

Notwithstanding the previous paragraph and any section of this Chapter to the contrary, if application is made for a permit pursuant to this Chapter for a building constructed prior to the application date without any building permits, the building may be reviewed pursuant to the building codes (as the basis for approval) applicable at the time of the construction of the building, if the applicant is able to substantiate the date of construction to the satisfaction of the Department of Planning and Building Services.

15.06.320 Structural Requirements.

Buildings or structures constructed pursuant to this chapter may be of any type of construction which will provide for a sound structural condition. It is recommended that the roof and wall framing for habitable structures is designed to withstand the applicable snow load in the area. Structural hazards which result in an unsound condition and which may constitute a substandard building are delineated by section 17920.3 of the Health and Safety Code.

15.06.330 Foundations.

Foundations for habitable structures shall be in compliance with Chapter 18 of the 2007 California Building Code. It is recommended that foundations for habitable structures are designed for frost heave. Foundations for non-habitable appurtenant structures may be: pier foundations, stone masonry footings, and foundations, pressure-treated lumber, poles, or equivalent foundation materials or designs may be used, provided that the bearing is sufficient for the purpose intended.

15.06.340 Materials.

Owner-produced or used materials and appliances may be utilized unless found not to be of sufficient strength or durability to perform the intended function; owner-produced or used lumber or shakes and shingles may be utilized unless found to contain dry rot, excessive splitting, or other defects obviously rendering the material unfit in strength or durability for the intended purpose.

15.06.350 Fire Safety Requirements.

All new dwellings shall comply with the "Materials and Construction Methods for Exterior Wildfire Exposure" requirements found in Chapter 7A of the California Building Code and/or Section 337 in the California Residential Code or with such other successor chapters of the latest adopted version of the California Building Code or California Residential Code. All new dwellings shall comply with the defensible space requirements of California Public Resources Code sec. 4290.

For purposes of this chapter, residential fire sprinklers shall not be required in limited density rural dwellings.

15.06.360 Energy Efficiency Requirements.

For the purposes of this chapter, compliance with the State of California Title 24 Building Energy Efficiency Standards is not required.

15.06.370 Mechanical Requirements.

Fireplaces, heating and cooking appliances, and gas piping installed in buildings constructed pursuant to this chapter shall be installed and vented in accordance with the requirements of the current applicable code of the California Building Standards Code, Title 24, California Code of Regulations. Alternate materials and methods of venting shall be permitted if substantially equivalent in safety and durability.

15.06.380 Heating Capacity.

A heating facility or appliance shall be installed in each dwelling subject to the provisions of this chapter, however, there shall be no specified requirement for heating capacity or temperature maintenance. The use of solid fuel or solar heating devices shall be deemed as complying with the requirements of this section. If non-renewable fuel is used in these dwellings, rooms so heated shall meet current insulation standards.

15.06.390 Electrical Requirements.

No dwelling or appurtenant structure constructed pursuant to this chapter shall be required to be

connected to a commercial source of electrical power. Generators or photovoltaic systems are acceptable alternatives.

15.06.400 Electrical Installation Requirements.

Where electrical wiring or appliances are installed, the installation shall be in accordance with the applicable requirements contained in the California Electrical Code, Part 3, Title 24, California Code of Regulations for single-family dwellings.

Exceptions to Electrical Installation Requirements. In structures where electrical usage is confined to one (1) or more rooms of a structure, the remainder of the structure shall not be required to be wired or otherwise fitted for electrification unless the enforcement agency determines that electrical demands are expected to exceed the confinement and capacity of that room(s). In such instances, the enforcement agency may require further electrification of the structure.

It is the intent of this subsection to apply to buildings in which there exists a workshop, kitchen, or other single room which may require electrification, and where there is no expectation of further electrical demand. The enforcement agency shall, at the time of a permit application or other appropriate point, advise the applicant of the potential hazards of violating this section.

15.06.410 Photovoltaic System Requirements.

The installation of photovoltaic systems shall be in accordance with the applicable requirements contained in the California Electrical Code, Part 3, Title 24, California Code of Regulations. For the purposes of this chapter, photovoltaic systems are not mandatory for new residential construction.

15.06.420 Room Requirements.

There shall be no requirements for room dimensions provided that there is adequate light and ventilation and adequate means of egress. In single-family dwellings not exceeding two stories in height where, due to the location or to the surrounding terrain, emergency rescue from the exterior is not feasible, egress windows from sleeping spaces may be omitted when an additional doorway or an approved exit escape hatch is provided for egress from such rooms. The doorways provided shall open directly to the exterior of the building or shall open onto corridors or passageways which lead to individual exterior exits. The corridors or passageways provided shall not cross nor shall they follow the same route in whole or in part to the building exterior. Approved exit escape hatches shall be installed in accordance with the terms of their approval.

15.06.430 Sanitation Requirements.

Sanitation facilities, including the type, design, and number of facilities, as required and approved by the Department of Environmental Health, shall be provided to the dwelling sites.

15.06.440 Plumbing Specifications.

Where conventional plumbing, in all or in part, is installed within the structure, it shall be installed in accordance with the California Plumbing Code, Part 5, Title 24, California Code of Regulations.

Alternative materials and methods shall be permitted provided that the design complies with the intent of the Code and that such alternatives shall be performed to protect health and safety for the intended purpose.

15.06.450 Sanitation Facilities.

Greywater systems shall be designed according to water availability, use, and discharge and must be approved by the Department of Environmental Health. The design, use, and maintenance standards of such systems shall be the prerogative of the local health official and shall comply with the requirements

of the Modoc County Code. A bathtub or shower and a lavatory shall be provided to the dwelling site.

15.06.460 Water Supply.

Potable water shall be available to the dwelling site either by a permitted well or a developed spring approved by the Department of Environmental Health. Water need not be pressurized if gravity-fed from an approved developed spring.

15.06.470 Connection to Water and Sewer.

"Limited Density Rural Dwellings" which are instructed within an area for which public water or public sewer is provided, shall be connected to the public water system and/or the public sewer system which is available.

15.06.480 Findings in Support of Adoption of Regulations for Limited Density Rural Dwellings.

Pursuant to Health and Safety Code Section 17958.2, the Modoc County Board of Supervisors has made the express finding that the adoption of the regulations for limited density rural dwellings and the modification of these regulations to apply to dwellings built by contractors for occupancy by owners of the property as well as owner-built dwellings is reasonably necessary because of local conditions based upon the following:

- 1.) The citizens of Modoc County have, through their elected Board of Supervisors, expressed a desire to legalize the construction of limited density rural dwellings complying with the standards set forth in this Chapter.
- 2.) Modoc County is a rural County located between approximately 41.469921 degrees north latitude and 120.776845 degrees west longitude. The county can be subject to severe snowstorms, windstorms, or blizzards. Its mountainous terrain and lack of developed roads creates some degree of isolation for many parts of the County and some difficulty in the transportation of building materials and in obtaining skilled and expert assistance for the construction or rehabilitation of rural dwellings. The county's climate is such that there is a shortened building season.
- 3.) The County's high desert and mountainous terrain and lack of developed roads, and are incorporated herein by this reference. Modoc County continues to suffer from a housing shortage and the ability to develop housing under the limited density rural dwellings chapter provides the County with flexibility in providing housing for its citizens.
- 4.) It has been determined that the adoption of regulations for limited density rural dwellings will not constitute a danger to the health and safety of the citizens of Modoc County as long as standards for electrical, mechanical, and sanitation facilities are maintained.
- 5.) Modoc County has a severe housing shortage. Low-cost housing is especially hard to find in the County and the adoption of regulations for limited density rural dwellings will encourage the further construction of such dwellings.
- 6.) State law mandates the County of Modoc to adopt a General Plan which makes adequate provisions for housing its citizens. The adoption of regulations for limited density rural dwellings

is an attempt by the County to achieve an acceptable housing inventory for its General Plan. State law further requires the County of Modoc to provide shelter for those residents qualifying for general relief. The general welfare of the County requires the adoption of regulations for limited density rural dwellings so that all County residents may be housed.

- 7.) The California Building Codes are complex and may be beyond the understanding of many owner-builders and homeowners. Yet they allow the Building Department a great degree of flexibility in applying them giving rise to charges of lack of uniform application and that in fact virtually all structures in the County are in some degree in violation of the law. The geographical and topographical conditions of the County create such isolation that it is difficult to conduct the necessary inspections to verify or refute this charge. Because the California Building Codes are of such complexity that they are difficult to enforce under the geographical, topographical and climatic conditions of the County, common sense dictates that these codes be replaced by the regulations for limited density rural dwellings which provide a performance standard of evaluation.
- 8.) The amendment of these regulations to apply to homes built by a contractor for an owner will enable owner-builders to obtain the skilled help of licensed contractors to the benefit of themselves and the community.
- 9.) Based upon the above stated local conditions, the Modoc County Board of Supervisors determines that the adoption of regulations for limited density rural dwellings and the amendment of these regulations to apply to dwellings built by contractors for occupancy by the property owners as well as owner-built dwellings is necessary so that County residents may be provided housing at a cost affordable to themselves and to the County of Modoc.

SECTION III: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of the ordinance. The Modoc County 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 one or more section, subsection, sentence, clause, or phrase be declared unconstitutional or invalid.

SECTION IV: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage and before the expiration of fifteen (15) days after passage of this ordinance, it shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in the MODOC Record, a newspaper of general circulation published in the County of MODOC, State of California.

INTRODUCED at a special meeting of the Board of Supervisors on the 18th day of June 2024.

PASSED AND ADOPTED by the Board of Supervisors of the County of Modoc, State of California, on the 9th day of July, 2024 by the following vote:

Motion Approved:

RESULT: APPROVED [UNANIMOUS]

MOVER: Geri Byrne, Supervisor District V

SECONDER: Elizabeth Cavasso, Supervisor District IV

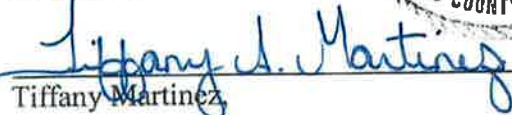
AYES: Ned Coe, Supervisor District I, Shane Starr, Supervisor District II, Kathie Rhoads, Supervisor District III, Elizabeth Cavasso, Supervisor District IV, Geri Byrne, Supervisor District V

Dated: July 9, 2024

COUNTY OF MODOC



ATTEST:



Tiffany Martinez
Clerk of the Board


Shane Starr, Chair
Modoc County Board of Supervisors

APPROVED AS TO FORM:


Margaret Long
County Counsel

ORDINANCE # 221-J

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF MODOC
AMENDING TITLE 15 BUILDING REGULATIONS CHAPTER 15.01 AND ADOPTING BY
REFERENCE THE 2022 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, Chapter 15.01 Construction Codes, Administration, of the Modoc County Code be amended as follows:

**TITLE 15,
BUILDING REGULATIONS**

**CHAPTER 15.01.
CONSTRUCTION CODES, ADMINISTRATION**

15.01.010	General Provisions.
15.01.020	Adoption of Model Codes.
15.01.030	Computation of fees.
15.01.040	Fee schedule.
15.01.050	California Building Code Section 14.5 Subsection 104.5.3 Fee Refunds
15.01.060	Liability of the County.
15.01.070	Modifications to the California Building Code
15.01.080	Modifications to the California Residential Code
15.01.090	Modifications to the California Electrical Code
15.01.100	Modifications to the California Mechanical Code
15.01.110	Modifications to the California Plumbing Code
15.01.120	Design Loads.

Chapter 15.01 CONSTRUCTION CODES, ADMINISTRATION

Section 15.01.010 (G) code content shall be amended as follows:

15.01.010 General provisions.

- G. 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, 2022. Ordinance No. 221-J of the county of Modoc and all other ordinances or parts of ordinances in conflict herewith are expressly repealed.

Section 15.01.020 code content shall be amended as follows:

15.1.20 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), 2022 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. Appendix Chapter J Grading.
- B. Title 24, CCR, Part 2.5, California Residential Code (CRC), 2022 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), 2022 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), 2022 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), 2022 Edition, based on the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), including among the appendices, Appendix Chapter A (Sizing water supply systems), Appendix Chapter D (Sizing stormwater 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, 2022 California Energy Code.
- G. Title 24, CCR, Part 8, 2022 California Historical Building Code, including Appendix Chapter A.
- H. Title 24, CCR, Part 9, California Fire Code (CFC), 2022 Edition, based on the 2021 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 safety 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), 2022 based on the 2021 International Existing Building Code as published by the International Code Council (ICC).
- J. Title 24, CCR, Part 11, California Green Building Standards Code (CGBC), 2022 Edition.
- K. Title 24, CCR, Part 12, 2022 California Referenced Standards Code.

Section 15.01.030 Permits shall be deleted:

Section 15.01.040 Inspections shall be deleted:

Section 15.01.050 Computation of fees. code number section shall be amended as follows:

15.01.030 Computation of fees.

Section 15.01.060 Fee schedule code number section shall be amended as follows:

15.01.040 Fee schedule.

Section 15.01.070 code number section and content shall be amended as follows:

15.01.050 California Building Code Section 104.5 Subsection 104.5.3 Fee Refunds.

California Building Code Section 104.5, Subsection 104.5.3 Fee Refunds shall be amended to read as follows:

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Section 15.01.080 code number section shall be amended as follows:

15.01.060 Liability of the county.

Section 15.01.090 code number section and content shall be amended as follows:

15.01.070 Modifications to the California Building Code.

The California Building Code, 2022 Edition, as adopted in Section 15-1.02 of this Chapter, is adopted with the following changes and modifications:

California Building Code Section 105.1.1 is deleted.

California Building Code Section 105.1.2 is deleted.

California Building Code Section 105.2 item 10 is amended to read as follows:

California Building Code Section 105.5 shall be amended to read as follows:

Expiration: Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year (365 calendar days) after the issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval the work does not receive an inspection resulting in an approval every year (365 calendar days). However, this provision will not apply if the permit was issued to legalize previously unpermitted construction. In those cases, the timelines for the permit to remain valid will correspond with any timelines the Department has set for compliance. Extensions may be granted as indicated in this section. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building Official, shall extend the building permit 365 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions. In order to extend an unexpired permit, the permit holder shall pay a permit extension fee established by the Board of Supervisors. The permit extension of time shall be for a period of not more than 365 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed (reinstated) if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall submit a written request and pay a re-instatement fee established by the Board of Supervisors.

California Building Code Appendix J Section J101.1 shall be amended to read as follows:

The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments that are related to construction of residential and non-residential structures. Where conflicts occur between the technical requirements of this chapter and the geotechnical report, the geotechnical report shall govern.

Section 15.01.080 code number section and content shall be amended as follows:

15.01.080 Modifications to the California Residential Code

The California Residential Code, 2022 Edition, as adopted in Section 15-1.02 of this Chapter, is adopted with the following changes and modifications:

Section R105.5 shall be amended to read as follows:

Expiration: Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year (365 calendar days) after the issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval the work does not receive an inspection resulting in an approval every year (365 calendar days). However, this provision will not apply if the permit was issued to legalize previously unpermitted construction. In those cases, the timelines for the permit to remain valid will correspond with any timelines the Department has set for compliance. Extensions may be granted as indicated in this section. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building Official, shall extend the building permit 365 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions. In order to extend an unexpired permit, the permit holder shall pay a permit extension fee established by the Board of Supervisors. The permit extension of time shall be for a period of not more than 365 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall submit a written request and pay a re-instatement fee established by the Board of Supervisors.

Section R108.5 shall be amended to read as follows:

Refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Section 15.01.090 code number section and content shall be amended as follows:

Section 15.01.090 Modifications to the California Electrical Code

The California Electrical Code, 2022 Edition, as adopted in Section 15-.02 of this Chapter, is adopted with the following changes and modifications.

Annex H, Section 80.15 Electrical Board is deleted.

Annex H, Section 19 D is deleted.

Annex H, Section 80.19 (E) shall be amended to read as follows:

(E) Fees and Fee Refunds.

(1) Any political subdivision that has been provided for electrical inspection in accordance with the provisions of Article 80 may establish fees that shall be paid by the applicant for a permit before the permit is issued.

(2) The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

(3) The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.

(4) The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

(5) The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Annex H, Section 80.19(H) shall be amended to include the following as a new paragraph (4):

(4) Time limitation of application. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 365 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Annex H, Section 80.19(H)(7) shall be amended to include the following new paragraph (5):

(5) Expiration: Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year (365 calendar days) after the issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval the work does not receive an inspection resulting in an approval every year (365 calendar days). However, this provision will not apply if the permit was issued to legalize previously unpermitted

construction. In those cases, the timelines for the permit to remain valid will correspond with any timelines the Department has set for compliance. Extensions may be granted as indicated in this section. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building Official, shall extend the building permit 365 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed (reinstated) if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Annex H, Section 80.23, Notices of Violations, Penalties is deleted.

Annex H, Section 80.27 Inspector Qualifications is deleted.

Section 15.01.100 code number section and content shall be amended as follows:

Content for Design loads shall be moved to Section 15.01.120

The following content shall be added to section 15.01.100

Section 15.01.100 Modifications to the California Mechanical Code

The California Mechanical Code, 2022 Edition, as adopted in Section 15-02 of this Chapter, is adopted with the following changes and modifications.

Section 104.3.3 shall be amended to read as follows:

Section 104.3.3 Time Limitation of Application. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in any time, for periods of not more than 365 calendar days each. Each extension required payment of a fee as established by the Board of Supervisors.

Section 104.4.3 shall be amended to read as follows:

Expiration: Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year (365 calendar days) after the issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval the work does not receive an inspection resulting in an approval every year (365 calendar days). However, this provision will not apply if the permit was issued to legalize previously unpermitted construction. In those cases, the timelines for the permit to remain valid will correspond with any timelines the Department has set for compliance. Extensions may be granted as indicated in this section. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building Official, shall extend the building permit 365 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing, and will

only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Expiration of Plan Review. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 365 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Section 104.5, Subsection 104.5.3 Fee Refunds shall be amended to read as follows:

Fee Refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Section 15.01.110 shall be added as follows:

Section 15.01.110 Modifications to the California Plumbing Code

The California Plumbing Code, 2022 Edition, as adopted in Section 15-02 of this Chapter, is adopted with the following changes and modifications.

Section 104.3.3 shall be amended to read as follows:

Section 104.3.3 Time Limitation of Application. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in any time, for periods of not more than 365 calendar days each. Each extension required payment of a fee as established by the Board of Supervisors.

Section 104.4.3 shall be amended to read as follows:

Expiration: Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year (365 calendar days) after the issuance of said permit and an

inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval the work does not receive an inspection resulting in an approval every year (365 calendar days). However, this provision will not apply if the permit was issued to legalize previously unpermitted construction. In those cases, the timelines for the permit to remain valid will correspond with any timelines the Department has set for compliance. Extensions may be granted as indicated in this section. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building Official, shall extend the building permit 365 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time, for periods not more than 365 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Expiration of Plan Review. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 365 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Section 104.5, Subsection 104.5.3 Fee Refunds shall be amended to read as follows: Fee Refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Section 15.01.120 code number section shall be added as follows:

15.01.120 Design loads.

Content from 15.01.100 for Design loads shall be moved to 15.01.120 as written.

SECTION II: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of the ordinance. The Modoc County 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 one or more section, subsection, sentence, clause, or phrase be declared unconstitutional or invalid.

SECTION III: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage and before the expiration of fifteen (15) days after passage of this ordinance, it shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in the MODOC Record, a newspaper of general circulation published in the County of MODOC, State of California.

INTRODUCED at a regular meeting of the Board of Supervisors on the 9th day of July 2024.

PASSED AND ADOPTED by the Board of Supervisors of the County of Modoc, State of California, on the 23rd day of July, 2024 by the following vote:

Motion Approved:

RESULT: APPROVED [UNANIMOUS]

MOVER: Elizabeth Cavasso, Supervisor District IV

SECONDER: Ned Coe, Supervisor District I

AYES: Ned Coe, Supervisor District I, Shane Starr, Supervisor District II, Kathie Rhoads, Supervisor District III, Elizabeth Cavasso, Supervisor District IV, Geri Byrne, Supervisor District V



**BOARD OF SUPERVISORS
OF THE COUNTY OF MODOC**

Shane Starr, Chair
Modoc County Board of Supervisors

ATTEST:

Tiffany Martinez
Clerk of the Board

APPROVED AS TO FORM:

COUNTY COUNSEL

RESOLUTION # 2024-32

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF MODOC
AMENDING RESOLUTION# 2008-09 TO ADD ADMINISTRATIVE FEES FOR THE
EXTENSION AND RESTATEMENT OF BUILDING PERMITS**

WHEREAS, on February 11, 2008, the fee schedule for the Building Department was updated through Resolution# 2008-09; and

WHEREAS, the Building Standards Commission (BSC) mandates the California Code of Regulations, Title 24, also referred to as the California Building Standards Code be adopted by local jurisdictions. The California Building Standards Code is published in its entirety every three (3) years by order of the California legislature; and

WHEREAS, the State of California allows local municipalities to modify the state-adopted building standards to make administrative amendments to the California Building Standards Code; and

WHEREAS, the County of Modoc has adopted administrative amendments to the California Building Standards Code regarding building permit expiration, reinstating expired building permits, and granting building permit extension requests; and

WHEREAS, the County of Modoc requires, where possible, cost recovery for services to the public; and

WHEREAS, the State of California Government Code Section 66020 requires that planning and permit processing fees do not exceed the reasonable cost of providing the service or impact; and

WHEREAS, the administrative fees for staff time processing building permit expiration, reinstating expired building permits, and granting building permit extension requests are based on actual staff time spent as shown on the attached fee schedule as **Attachment A** to this resolution; and

WHEREAS, the updated fee schedule shall become active upon the effective date of the ordinance to add the 2022 California Building Code Standards to the Modoc County Code.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby approves the addition of the building permit expiration, reinstating expired building permits, and granting building permit extension administrative to the Building Department's fee schedule.

PASSED AND ADOPTED by the Board of Supervisors of the County of Modoc, State of California, on the 18th day of June, 2024 by the following vote:

Motion Approved:

RESULT: APPROVED [UNANIMOUS]

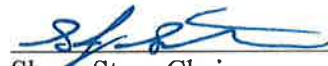
MOVER: Geri Byrne, Supervisor District V

SECONDER: Kathie Rhoads, Supervisor District III

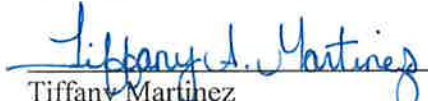
AYES: Ned Coe, Supervisor District I, Shane Starr, Supervisor District II, Kathie Rhoads, Supervisor District III, Elizabeth Cavasso, Supervisor District IV, Geri Byrne, Supervisor District V



**BOARD OF SUPERVISORS
OF THE COUNTY OF MODOC**


Shane Starr, Chair
Modoc County Board of Supervisors

ATTEST:


Tiffany Martinez
Clerk of the Board

ATTACHMENT A

EXCERPT FROM MODOC COUNTY BUILDING AND SAFETY FEE SCHEDULE

For atmospheric-type vacuum breakers or backflow protection devices not included in Item 1:

1 to 5 devices.....	12.30
Over 5 devices, each.....	2.25

For each backflow-protection device other than atmospheric-type breakers:

2 inches and smaller.....	12.30
Over 2 inches.....	24.65

7. Gas Piping Systems

For each gas piping system of one to five outlets.....	6.15
For each additional outlets over five, each.....	1.10

8. Swimming Pools

For each swimming pool or spa:

Public pool.....	91.25
Public spa.....	60.75
Private pool.....	60.75
Private spa.....	30.25

9. Miscellaneous

For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table.....	10.65
--	-------

10. Building Permit Extension and Reinstatement Fee (per request) 45.80 (Amended _____ 2024)

Other Inspections and Fees:

1, 2, 3, 4 as provided in Schedule A



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FREQUENTLY ASKED QUESTIONS



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Modoc County Code Title 15 – Building Regulations
Chapter 6 Regulations for Limited Density Rural Dwellings (LDRD)

FREQUENTLY ASKED QUESTIONS

Q: What is the Limited Density Rural Dwelling (LDRD) ordinance?

A: The LDRD ordinance is an alternative to the California Building Code. This ordinance provides the county the ability to develop housing by providing an alternative to the strict requirements to the California Building Codes. The ordinance applies to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner-built rural dwellings and appurtenant structures.

Q: What is the definition of “Owner Built”?

A: "Owner-Built" shall mean constructed by any person or family who acts as the general contractor for or the provider of, part or all of the labor necessary to build housing to be occupied as the principal residence of that person or family, and not intended for sale, lease, or rent or employee occupancy. "Owner-Built" shall also mean constructed by a licensed contractor for occupancy by the person or persons owning the property at the time construction is commenced.

Q: May I sell, rent, or lease the “Owner Built” dwelling and appurtenant structures?

A: The sale, lease, renting or employee occupancy of owner-built structures is permitted one year after the issuance of a certificate of occupancy.

Q: What is an appurtenant structure?

A: An “Appurtenant Structure” as referenced in the LDRD ordinance is a garage, barn, carport, storage building, greenhouse, hoop house or high tunnel or similar U Occupancy non-habitable structures that are subordinate to the primary dwelling that exists on a parcel.

Q: Are the construction plans and improvements reviewed inspected to address structural resistance to the lateral forces produced by wind and earthquakes, structural resistance to snow load or frost heave?

A: No. However, it is strongly recommended that dwellings are designed for seismic, wind, snow load and frost heave. Each time a permit is issued under the LDRD ordinance, the Building Department shall record with the County Recorder a Notarized notice that a permit has been issued pursuant to the provisions of this Chapter. The recorded notice states: *I _____, declare that all required inspections prior to final will take place. I hereby declare that all work conducted at site address: _____, will be in compliance with the provisions of Modoc County Code Title 15 Chapter 15- 4 (Regulations for Limited Density Rural Dwellings) which allows for deviations from the requirements of California Building Standards Code. I understand that the construction plans and improvements will not be reviewed or inspected to address structural resistance to the lateral forces produced by wind and earthquakes. I further understand that the construction plans and improvements will not be reviewed or inspected to address structural resistance to snow load or frost heave on foundations.*



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Q: What type of foundation is required?

A: Foundations for habitable structures shall be in compliance with Chapter 18 of the 2007 California Building Code. It is recommended that foundations for habitable structures are designed for frost heave. Foundations for non-habitable appurtenant structures may be: pier foundations, stone masonry footings and foundations, pressure treated lumber, poles, or equivalent foundation materials or designs may be used, provided that the bearing is sufficient for the purpose intended.

Q: Are fire sprinklers required for residences constructed under this ordinance?

A: No. The owner-builder may install fire sprinklers if they so choose.

Q: Is a photovoltaic system (Solar) required for residences constructed under this ordinance?

A: No. The owner-builder may install a photovoltaic system if they so choose.

Q: Is compliance with the California Energy Code and Title 24 Energy Efficiency Requirements required for residences constructed under this ordinance?

A: No. The owner-builder may design their residence to comply with the California Energy Code if they so choose.

Q: What type of inspections are required?

A: A minimum of three (3) inspections shall be required at the following stages of construction:

- (1) Foundation (prior to placing concrete).
- (2) Rough in or 4-Way (prior to closing walls, in order to inspect electrical, mechanical, plumbing and framing).
- (3) Final inspection (after the structure(s) is completed and ready for occupancy, in order to determine compliance with the provisions of this Chapter).



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DECLARATION OF INSTALLATION

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS (10-23-2024)

Scott Ward
Interim Building Official
203 West 4th St.
Alturas, CA 96101
Phone: 530-6413
Email:
scottward@co.modoc.ca.us

Building Permit # _____

Project Address: _____

Dear Property Owner or Licensed Contractor: The California Residential Code (CRC) requires that carbon monoxide (CO) alarms as well as smoke alarms shall be installed in dwelling units intended for human occupancy upon application for a permit for alterations, repairs, or additions exceeding one thousand dollars (\$1,000). In order to grant a final approval on your permit, it is necessary to verify the installation of these alarms within your dwelling unit. This form provides you the ability to self-verify this installation to Development Services staff when convenient access to the interior of the dwelling is not readily available, (e.g., re-roof, rooftop photovoltaic system, service change or other exterior work).

DECLARATION OF INSTALLATION UNDER THE PENALTY OF PERJURY

By signing this document as the owner or licensed contractor, I/we affirm and declare under the penalty of perjury, under the laws of the State of California, by our signatures below as owner or licensed contractor that I/we will comply prior to final inspection with Items A & B as specified herein and in accordance with CRC sections R314 and R315 :

- A. Smoke alarms are installed in accordance with the approved manufacturer's instructions and per the requirements of the California Residential Code, in all of the following areas: a. Each sleeping room(s). b. Outside each separate sleeping area in the immediate vicinity of the bedrooms. c. On each additional story of the dwelling, including basements and habitable attics d. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
- B. Carbon Monoxide alarms are installed in accordance with the approved manufacturer's instructions and per the requirements of the California Residential Code, in dwelling units where either the dwelling unit contains a fuel-fired appliance or fireplace and/or the dwelling unit has an attached garage with an opening that communicates with the dwelling unit. a. Outside of each separate sleeping area in the immediate vicinity of the bedrooms b. On every occupiable level of dwelling unit, including basements. c. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Owner's name(print): _____

Owner's signature: _____ Date: _____

Contractor's name (print): _____ CSLB License # _____

Contractor's signature: _____ Date: _____



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Scott Ward
Interim Building Official
203 West 4th St.
Alturas, CA 96101
Phone: 530-233-6413
Email: scottward@co.modoc.ca.us

FOUNDATION ONLY APPROVAL AND ACKNOWLEDGEMENT

Foundation Only Permit Declaration Limits of work for a foundation only permit for this project: A "Foundation Only" permit allows underground site work, including underground electrical, plumbing, and/or mechanical and the placement of concrete foundations and on-grade slabs. No other structural work is permitted except for placement of foundations plates.

SITE APN: _____ PERMIT NO: _____

SITE ADDRESS: _____

1. I, as "Owner and/or Contractor" understand construction on the above project must commence within 180 days of permit issuance. If work is not commenced or if work is suspended or abandoned at any time for a period of 365 days, the permit will expire and become null and void.
2. I, as "Owner and/or Contractor" understand that issuance of this "Foundation Only" permit does not extend the primary plan check application, which expires 1 year after application.
3. I, as "Owner and/or Contractor" further understand that upon issuance of this "Foundation Only" permit, I/we may proceed at my/our own risk without assurance that the primary permit for the entire project will be granted.
4. I, as "Owner and/or Contractor" hereby agree that said permit is a preliminary permit and any subsequent requirements by the County upon further review of plans for additional footings, holdowns or grading alterations shall be the sole responsibility of the Owner and/or Contractor.
5. I/we further acknowledges that he/she will install any subsequent alterations required by the County at his/her own cost, in order to comply with the "Final Approved Plan", and hold the County harmless for any discovery of said requirements between the issuance of the "Foundation Only" permit and the "Final Approved Plans" and permit.
6. I/we certify that I/we have read, understand, and agree to the above conditions.

Owner: (Print Name) _____ DATE: _____

Owner:(Signature) _____

Contractor(Print Name): _____ DATE: _____

Contrractor (Signature): _____ CSLB License No: _____



MODOC COUNTY BUILDING AND SAFETY RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

Plans are required to be signed by the person responsible for their preparation, including energy forms. Plans shall be sealed and signed by architect and/or engineer if applicable. Project address, project data, work scope shall be on the first sheet of plans, square footage of new and existing structures, and completed design criteria. **Three (3) sets of plans to be submitted. Minimum plan sheet size: 11" X 17"**

Floor Plan *(Drawn neatly, must be legible with a minimum 12 font, and to scale)*

- ☐ North arrow
- ☐ Scale indicated
- ☐ Show entire structure (label existing and proposed)
- ☐ For additions and remodels provide an existing plan prior to the work with dimensions, windows, etc.
- ☐ Indicate use of all rooms
- ☐ Ceiling height, shown on elevations
- ☐ Show all interior & exterior walls and indicate whether all interior walls are finished.
- ☐ Doors and windows
- ☐ Stairways including rise, run and width, handrail, guardrail
- ☐ Attic and underfloor access
- ☐ Closets, Counters
- ☐ Prefabricated fireplace or stove meeting EPA Phase II requirements.
- ☐ Furnace/HVAC unit, register, and return air location
- ☐ Electrical outlets, lights, switches, smoke detectors, electric panels
- ☐ Plumbing fixtures (water heaters, toilets, showers, bathtubs, sinks, etc.)
- ☐ Combustion air
- ☐ Appliances (dishwashers, garbage disposal, clothes washer/dryer, oven, stove top, range, etc.)
- ☐ Indicate all kitchens or cooking facilities
- ☐ Exterior landings, decks, stairs

Elevations *(Drawn neatly, must be legible with a minimum 12 font, and to scale)*

- ☐ Roof pitch and roofing materials
- ☐ Show all sides of subject structure (label existing and proposed, front, rear, etc.)
- ☐ Indicate all exterior materials
- ☐ Finished first floor elevation and exterior finished grade (show grade slope)
- ☐ Eave overhang (include dimension)
- ☐ Chimney/flue pipe
- ☐ Provide height for each floor and top of ridge from finished grade

Building Cross-Section *(Drawn neatly, must be legible with a minimum 12 font, and to scale)*

- ☐ Scale indicated
- ☐ Interior and exterior finish materials
- ☐ Insulation matching energy requirements
- ☐ Ceiling height(s) and floor height
- ☐ Roof pitch(s)
- ☐ Framing including size, grade, spacing, and layout of all framing members
- ☐ Details of all critical connections, components, attachments, anchorage, etc.
- ☐ Top of floor elevation above finish grade

Foundation Plan *(Drawn neatly, must be legible with a minimum 12 font, and to scale)*

- ☐ Scale indicated
- ☐ North arrow
- ☐ Show perimeter and interior/exterior bearing footings, brace wall footings, slab, piers, vapor barrier, insulation, and sand
- ☐ Stair foundation(s) and landings
- ☐ Fireplace(s) foundation(s)
- ☐ Details of each foundation section indicating size, reinforcement, sill plate attachment with anchor bolt size and spacing
- ☐ Shear wall(s) and hold-down(s)/bolts, location(s), size, and type



COUNTY OF MODOC POLICY NO. M-007

GROUND MOUNT PHOTOVOLTAIC SYSTEM PERMIT SUBMITTAL REQUIREMENTS AND INSPECTION CHECKLIST

PURPOSE

To provide guidance on the procedural steps necessary for the appropriate plans and documents needed for the permit submittal and plan review process of ground mount photovoltaic (PV) solar.

GOALS AND OBJECTIVES

To ensure CA Electrical and Fire Code Compliance for GROUND MOUNT PV SOLAR

AUTHORITY

California Building Code (CBC), Chapter 1, Part II, Section 104.1—Duties and Powers of Building Official, provides that the building official shall have the authority to render interpretations of the code and adopt policies and procedures in order to clarify the application of its provisions.

PROCEDURE

Submittal Requirements:

- a) Completed permit application form. This permit application form can be downloaded at:
- b) Completed Site Plan on 8.5" x 11" size paper
- c) A completed Electrical Plan. The electrical plan shall include the following:
 - d) Locations of main service or utility disconnect
 - e) Total number of modules, number of modules per string and the total number of strings.
 - f) A CA licensed Engineer's approval is required for PV arrays over 7' in height. Note that the design wind speed in Modoc County is 100 mph.
 - h) Make and model of inverter(s) and/or combiner box if used
 - i) Single-line electrical diagram of system
 - j) Specify grounding/bonding, conductor type and size, conduit type and size and number of conductors in each section of conduit. Specify if the Solar power system is "Grid Connected" or "Stand alone Solar Power system".
 - k) Voltage drop calculations as applicable.
 - l) If batteries are to be installed, include them on permit application (scope of work) and in the electrical diagram and show their locations and venting
 - m) Equipment cut sheets including inverters, modules, AC and DC disconnects, combiner boxes
 - n) Labeling of equipment as required by CEC, Sections 690 and 705



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The following provides an overview of common points of inspection that the applicant should be prepared to show compliance. If not available, common checks include the following:

- ☐ Number of PV modules and model number match plans and specification sheets number match plans and specification sheets. Section through array, showing maximum height. Foundation plan with footings and appropriate reinforcement shown. Type of mounting system and connecting system.
- ☐ Array conductors and components are installed in a neat and workman-like manner.
- ☐ PV array is properly grounded.
- ☐ Electrical boxes are accessible and connections are suitable for environment.
- ☐ Array is fastened and sealed according to attachment detail.
- ☐ Conductor's ratings and sizes match plans.
- ☐ Appropriate signs are property constructed, installed and displayed, including the following:
- ☐ Sign identifying PV power source system attributes at DC disconnect o Sign identifying AC point of connection
- ☐ Sign identifying switch for alternative power system
- ☐ Equipment ratings are consistent with application and installed signs on the installation, including the following:
 - Inverter has a rating as high as max voltage on PV power source sign.
 - DC-side overcurrent circuit protection devices (OCPDs) are DC rated at least as high as max voltage on sign.
 - Switches and OCPDs are installed according to the manufacturer's specifications (i.e., many 600VDC switches require passing through the switch poles twice in a specific way).
 - Inverter is rated for the site AC voltage supplied and shown on the AC point of connection sign.
 - OCPD connected to the AC output of the inverter is rated at least 125% of maximum current on sign and is no larger than the maximum OCPD on the inverter listing label.
 - Sum of the main OCPD and the inverter OCPD is rated for not more than 120% of the bus bar rating.

Policy Enactment date: November 13, 2024

By: *Scott Ward*

Scott Ward Interim Building Official

MODOC COUNTY BUILDING AND SAFETY RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

Roof Framing Plan *(Drawn neatly, must be legible with a minimum 12 font, and to scale)*

- ☐ Scale indicated, North arrow
- ☐ Sheathing thickness, panel span rating, exterior glue, structural grade
- ☐ Size, grade, spacing, and layout of all framing members
- ☐ Wet stamped and signed manufactured truss plan(s) and layout if applicable
- ☐ Detail attic ventilation
- ☐ Cool roof and Radiant Barrier as required
- ☐ Access location connection from truss to beam or top plate

Floor Framing Plan *(Drawn neatly, must be legible with minimum 12 font, and to scale)*

- ☐ Scale indicated
- ☐ North arrow
- ☐ Floor sheathing thickness, panel span rating, structural grade (for non-conventional provisions)
- ☐ Size, grade, spacing, and layout of all framing members clearances
- ☐ Wet stamped and signed manufactured truss plan(s) and layout, if applicable
- ☐ Shear wall or braced wall locations schedule
- ☐ Details of all critical connections, components, attachments, anchorage, etc.
- ☐ Under floor access and detail

REQUIRED ADDITIONAL INFORMATION

Engineering/Calculations (2 sets if applicable)

Wildland Urban Interface Ignition Resistant Construction Requirements. Required for all California Building Code (CBC) or Limited Density Rural Dwellings (LDRD) new residences. Construction details and notes shall be part of the plan set.

California Green Building Standard Code. When required forms shall be part of the plan set and signed by the owner and the preparer. ((Required for all new CBC dwellings, optional for new LDRD dwellings))

California Energy Code Energy Efficiency Documentation shall be incorporated into the plans. (Required for all new CBC dwellings, optional for new LDRD dwellings)

Soils Report for new buildings (When required: 2 sets)

DEFERRED SUBMITTALS

The following may be a deferred submittal. Deferred submittals must be submitted to the building department and approved prior to a 4-way (Rough framing, plumbing, mechanical and electrical) inspection).

Fire sprinkler design and plans (Required for all new CBC dwellings, optional for new LDRD dwellings)

Photovoltaic system (Required for all new CBC dwellings, optional for new LDRD dwellings)