

**BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA**

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE I, SECTION 10-1.6. OF THE COUNTY CODE RELATED TO STRUCTURES EXEMPT FROM BUILDING PERMITS

WHEREAS, the Board of Supervisors of the County of Santa Barbara finds and declares that there exists in certain areas of Santa Barbara County conditions and situations that require modification of California codes for buildings and related construction, and further, that these conditions and situations require specific legislative action to provide for the safety and health of the populace of the County and;

WHEREAS, the Board of Supervisors hereby finds that following geological, topographical and climatic conditions exist in the County of Santa Barbara necessitating enacting local modifications and changes specifically identified herein:

That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds), to strong westerly (coastal) winds, which have an adverse effect on various high-value agriculture crops.

Historically, the area generally bounded as follows is subject to extreme wind and previously designated as a Special Wind Region: on the east by a north-south line running through El Capitan Point, on the north by the ridge of the Coast Range, on the west by the coast from the southerly boundary of Vandenberg Air Force Base south to Point Conception, and on the south by the coast line from Point Conception to El Capitan Point.

WHEREAS, the Board identifies the following non-administrative local amendments are reasonably necessary based on the local geological, topographical and climatic reasons identified above.

WHEREAS, the following Building Code amendment of the County of Santa Barbara is adopted under authority of Section 7 of Article XI of the Constitution of the State of California and the California Health and Safety Code.

THEREFORE, together with local modifications to such codes and certain other provisions regulating buildings and structures and the construction thereof, the Board of Supervisors of the County of Santa Barbara County ordains as follows:

SECTION 1:

Chapter 10 of the Santa Barbara County Code is hereby amended to read as follows:

Section 10-1.6 – Section 105.2 of the 2013 California Building Code – Replaced

Section 105.2 of the 2013 California Building Code is replaced to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the codes, State laws, ordinances, or established policies of this jurisdiction. Except when otherwise subject to County review and approval or when otherwise required by State or local laws, regulations or standards, permits shall not be required for the following:

- a. **Building:** A building permit shall not be required for the following:
 1. One-story detached accessory buildings used as tool and storage sheds, patio covers, playhouses, playground or athletic equipment and similar uses provided the floor area does not exceed 120 square feet and does not exceed 12 feet in height.
 2. Wood fences not over 8 feet high and fences of other materials not over 6 feet high, measured from the lowest adjacent grade to the top of the fence on the side which yields the greatest height, unless supporting a surcharge or structural element.
 3. Oil derricks.
 4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
 5. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
 6. Water tanks supported directly upon grade if the tank capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
 7. Platforms, walks and wood decks not more than 30 inches above grade at any point and not over any basement or story below, nor supporting any structure above, and not part of an accessible route.
 8. Painting, papering, and similar finish work.
 9. Temporary motion picture, television and theater stage sets and scenery.
 10. Window awnings supported completely by an exterior wall of Group R, Division 3, or Group U, Division 1 Occupancies when projecting not more than 54 inches nor encroaching into required yards.
 11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy that are less than 24 inches deep, and the pool walls are entirely above the adjacent grade and the capacity does not exceed 5,000 gallons (18,927L).
 12. Swings and other playground equipment accessory to detached one and two-family dwellings.
 13. Shade cloth structures or plastic-covered hoop structures constructed for nursery or agricultural purposes, not including service systems.
 14. Agricultural buildings not exceeding 3,000 square feet in floor area constructed and used to house farm implements, equipment, hay, grain, poultry, livestock or horticultural products. Such buildings shall not be a place of human habitation nor a place of employment, nor shall such buildings be used by the public, be used to store

hazardous materials in violation of the Fire Code, nor contain plumbing, mechanical, electrical, structural or architectural features that may reclassify the occupancy or the character of the occupancy of said building as determined by the Building Official. Agricultural buildings exempt from building permits shall be located on agriculturally or residential ranchette zoned land and receive a land use permit from the Planning and Development Department. A minimum 20-foot separation shall be maintained between such buildings and other buildings and property lines. Exemption from building permits shall not further exempt such agricultural buildings from electrical, plumbing, or mechanical permits and their associated fees, or from the provisions of the Primary Electrical Code, Primary Plumbing Code, or Primary Mechanical Code.

15. Roofing repairs less than 100 square feet within a twelve month period.

16. Temporary bolted petrochemical and industrial steel tanks not supported on a foundation.

- b. **Electrical:** An electrical permit will not be required for the following:
 - 1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this Code.
 - 2. Repair or replacement of fixed motors, transformers or approved fixed appliances of same type and rating and in the same location.
 - 3. Temporary decorative lighting energized by cord or cable having an attachment plug end to be connected to an approved receptacle.
 - 4. Reinstallations of attachment plug receptacles but not the outlets therefore.
 - 5. Replacement of an over current device of the same capacity and in the same location.
 - 6. Repair or replacement of electrodes or transformers of the same size and capacity for approved signs or gas tube systems.
 - 7. Removal of abandoned electrical wiring.
 - 8. Electrical wiring, devices, appliance or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
 - 9. Low-energy power, control and signal circuits of Class II and III as defined in this Code.
- c. **Plumbing:** A plumbing permit will not be required for the following:
 - 1. The stopping of leaks in drains, soil, waste or vent piping, provided that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace all or part thereof with new material, the same shall be considered as new work, and a permit shall be obtained and inspections made, as provided in this Code.
 - 2. The clearing of stoppages, including the removal and reinstallation of water closets, or the repair of leaks in pipes, valves, or fixtures, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures; nor for the removal and reinstallation of water closets, or the installation of new water closets.
- d. **Mechanical:** A Mechanical Permit shall not be required for the following:
 - 1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.

2. A closed system of steam, hot or chilled water piping within heating or cooling equipment, regulated by this Code.
3. Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of this Code.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this Code.
5. A unit refrigerating system.

SECTION 2:

Except as amended by this Ordinance, Chapter 10 of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

SECTION 3:

This ordinance shall take effect thirty (30) days from the date of its passage; and shall only become operative and be in force upon November 23, 2015, which is after the finding and the modification or change will have been filed with the California Building Standards Commission. Before expiration of fifteen (15) days after its passage, the ordinance, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara in compliance with Government Code Section 25124.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO,
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy Clerk

By _____
Deputy County Counsel