



MARIPOSA COUNTY

Building • (209) 966-3934



ORDINANCE 2015-1113

MEETING: November 17, 2015

TO: The Board of Supervisors

FROM: Mike Kinslow, Building Director

RE: Ordinance to Amend Section 15.10.040 of Chapter 15.10 of the Mariposa County Code

RECOMMENDED ACTION AND JUSTIFICATION:

Waive the Second Reading and Adopt an Ordinance Amending Section 15.10.040 of Chapter 15.10 of the Mariposa County Code Entitled "California Building Code and Appendixes Adopted".

Adoption of the appendix will enable Mariposa County to facilitate and encourage agricultural growth while maintaining the health and safety of the citizens of the County. Adopting the appendix is appropriate and reasonably necessary due to the rural geographic character of Mariposa County with the large parcel size and extremely low density of the parcels. The provisions in the appendix apply exclusively to group U agricultural buildings. The County does not wish to impose the cost of the sprinkler requirements without a measurable increase in safety.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Building Department routinely informs the Board of Supervisors of issues which arise and offers the best course of action to remedy the situation. The Board customarily grants approval to the suggested solution as long as it is shown to be in the best interest of the County.

This ordinance was introduced at the November 17, 2015, Board meeting.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

The County would be unable to provide the agricultural community with the authorization to construct economical, safe, and cost effective group U agricultural buildings with the legally required permits.

ATTACHMENTS:

Final Ordinance for Appendix C (DOCX)
appendix c (PDF)

CAO RECOMMENDATION

Ordinance 2015-1113

Requested Action Recommended


Mary Hodson, CAO 11/12/2015

RESULT: INTRODUCED [UNANIMOUS] Next: 12/8/2015 9:00 AM
MOVER: Rosemarie Smallcombe, District I Supervisor
SECONDER: Marshall Long, District III Supervisor
AYES: Smallcombe, Jones, Long, Cann, Carrier

MARIPOSA COUNTY ORDINANCE NO. 1113

**AN ORDINANCE AMENDING SECTION 15.10.040 OF CHAPTER 15.10 OF THE
MARIPOSA COUNTY CODE ENTITLED "CALIFORNIA BUILDING CODE AND
APPENDIXES ADOPTED"**

WHEREAS, the Board of Supervisors desires to amend Section 15.10.040 of Chapter 15.10 of the Mariposa County Code, and

WHEREAS, the adoption of Appendix C of the 2013 edition of the California Building Code as adopted by the State Fire Marshal will protect the health, safety and welfare of the citizens of Mariposa County by regulating and governing the construction of all group U agricultural buildings;

WHEREAS, the provisions of appendix C apply exclusively to agricultural buildings classified as group U;

WHEREAS, group U agricultural buildings include the following uses: livestock shelters, poultry shelters, barns, grain silos, and stables;

WHEREAS, the County does not wish to impose the cost of the sprinkler requirements for group U agricultural buildings;

WHEREAS, the sprinklers would increase the cost of the agricultural utility buildings without a measurable increase in safety;

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, a political subdivision of the State of California, does ordain as follows:

SECTION I: Section 15.10.040 of the Mariposa County Code is hereby amended to read as follows:

15.10.040 California Building Code and Appendixes Adopted

Except as hereafter changed or modified, the California Building Code and Appendices, as adopted by HCD1 and HCD1 A/C and published by the International Code Council, 2013 Edition Part 2, Volumes 1 and 2, and Appendices "B" Board of Appeals and "C" Group U – Agricultural Buildings, are adopted by reference and incorporated in Chapter 15.10 as if fully set forth herein, and shall be known and referred to as the Building Code of the County.

SECTION II: This Ordinance shall become effective thirty (30) days after final passage pursuant to Government Code §25123.

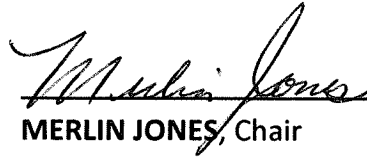
PASSED AND ADOPTED by the Board of Supervisors of Mariposa County this 8th day of December, 2015 by the following vote:

AYES: SMALLCOMBE, JONES, LONG, CANN, CARRIER

NOES: NONE

ABSENT: NONE

ABSTAINED: NONE



MERLIN JONES, Chair


Mariposa County Board of Supervisors

ATTEST:



RENE LAROCHE, Clerk of the Board

APPROVED AS TO FORM:



STEVEN W. DAHLEM, County Counsel

APPENDIX C

GROUP U—AGRICULTURAL BUILDINGS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION C101 GENERAL

C101.1 Scope. The provisions of this appendix shall apply exclusively to agricultural buildings. Such buildings shall be classified as Group U and shall include the following uses:

1. Livestock shelters or buildings, including shade structures and milking barns.
2. Poultry buildings or shelters.
3. Barns.
4. Storage of equipment and machinery used exclusively in agriculture.
5. Horticultural structures, including detached production greenhouses and crop protection shelters.
6. Sheds.
7. Grain silos.
8. Stables.

SECTION C102 ALLOWABLE HEIGHT AND AREA

C102.1 General. Buildings classified as Group U Agricultural shall not exceed the area or height limits specified in Table C102.1.

C102.2 One-story unlimited area. The area of a one-story Group U agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

C102.3 Two-story unlimited area. The area of a two-story Group U agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width and is provided with an approved automatic sprinkler system throughout in accordance with Section 903.3.1.1.

SECTION C103 MIXED OCCUPANCIES

C103.1 Mixed occupancies. Mixed occupancies shall be protected in accordance with Section 508.

SECTION C104 EXITS

C104.1 Exit facilities. Exits shall be provided in accordance with *Chapters 11A or 11B as applicable.*

Exceptions:

1. The maximum travel distance from any point in the building to an approved exit shall not exceed 300 feet (91 440 mm).
2. One exit is required for each 15,000 square feet (1393.5 m²) of area or fraction thereof.

**TABLE C102.1
BASIC ALLOWABLE AREA FOR A GROUP U, ONE STORY IN HEIGHT AND MAXIMUM HEIGHT OF SUCH OCCUPANCY**

I		II		III and IV		V	
A	B	A	B	III A and IV	III B	A	B
ALLOWABLE AREA (square feet)*							
Unlimited	60,000	27,100	18,000	27,100	18,000	21,100	12,000
MAXIMUM HEIGHT IN STORIES							
Unlimited	12	4	2	4	2	3	2
MAXIMUM HEIGHT IN FEET							
Unlimited	160	65	55	65	55	50	40

For SI: 1 square foot = 0.0929 m².

a. See Section C102 for unlimited area under certain conditions.