

APPLICATION FOR BUILDING PERMIT EXEMPTION
FOR AGRICULTURAL BUILDING

Structures for the maintenance of equipment, or structures for the storage or parking of vehicle/equipment not used exclusively for the performance of work in the agricultural operation are not exempt from the requirement to obtain a building permit.

Greenhouses, nurseries, roadside produce stands, wood sheds or shelters and stables for horses not used in conjunction with an agricultural operation are not exempt from the requirement to obtain a building permit.

All structures determined to be exempt from permit requirements shall meet all county fire regulations, building construction standards and minimum zoning setbacks. Additionally, electrical, plumbing, or mechanical systems, appliances or fixture installations are not exempt and shall require a building permit and inspection by the Lassen County Building Division.

Any change of use of an exempted structure shall require a building permit and engineered plans.

Property owner: _____

Mailing address: _____ Phone: _____

Address of proposed structure: _____

Assessor's Parcel Number: _____ Zoning District: _____

Parcel size: _____ Number of acres in agricultural production: _____

Other properties under same ownership and adjacent to or in close proximity which are devoted to an agricultural operation; APN: _____

Intended use of proposed structure: _____

_____ Building dimensions: _____

A plot plan must be submitted with application; see attached sample.

The Federal Emergency Management Agency, (FEMA) requires all structures constructed within a designated flood plain to either be elevated above flood level or engineered to withstand flooding. With this building permit exemption the property owner assumes full responsibility for addressing these issues and in no way holds the County liable for flood damage or litigation stemming from non-compliance with FEMA regulations.

Property owner signature: _____ Date: _____

By signing this I hereby attest that based on the information as detailed above, the proposed structure meets the guidelines for an agricultural building permit exemption.

Building Official

Date

RESOLUTION NO. 04-028

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**RESOLUTION ESTABLISHING GUIDELINES FOR
AGRICULTURAL BUILDING EXEMPTIONS**

WHEREAS, Title 12 of the Lassen County Code was adopted by the Board on March 22, 1965, including section 12.04.040 which exempts certain structures from the requirement to obtain building permits; and

WHEREAS, with that exemption the Board intended to deregulate the construction of certain agricultural buildings from county building requirements; and

WHEREAS, the Department of Community Development is charged with the administration of this code section; and

WHEREAS, the Department of Community Development has over the last 39 years observed considerable misinterpretation and abuse of this well-intentioned section of the code as buildings constructed under the umbrella of this exemption have been utilized for purposes other than agricultural; and

WHEREAS, in an attempt to administer the ordinance consistent with its intent, and in doing so, to equally regulate all buildings of a similar nature, the Department of Community Development has proposed guidelines to assist in the administration of the ordinance.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby adopts the guidelines as described in Exhibit "A" for the administration of building permit exemptions for agricultural buildings.

The foregoing resolution was adopted at a regular meeting of the Lassen County Board of Supervisors on the 25th day of May, 2004, by the following vote:

AYES: Supervisors Keefer, Pyle, Chapman, Dahle

NOES: None

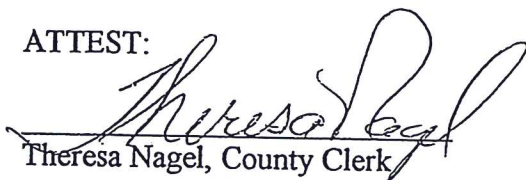
ABSENT: Supervisor Hanson



Chairman

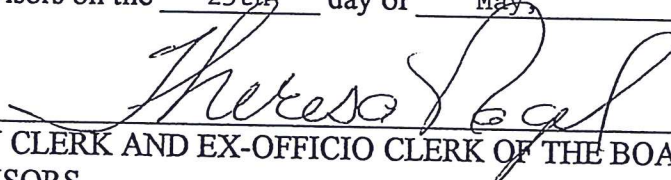
Lassen County Board of Supervisors

ATTEST:



Theresa Nagel, County Clerk

I, THERESA NAGEL, Lassen County Clerk, and ex officio clerk of the Board of Supervisors, do hereby certify that the foregoing resolution was adopted by the Lassen County Board the Supervisors on the 25th day of May, 2004.



COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

May 25, 2004

EXHIBIT "A"

GUIDELINES FOR ADMINISTRATION OF BUILDING PERMIT EXEMPTIONS FOR
AGRICULTURAL BUILDINGS

Agriculture: the science or art of cultivating the soil, producing crops, and raising livestock or poultry for food, fiber or labor and in varying degrees the preparation of these products for man's use.

1. Zoning of the property must allow for the use of the building; and
2. Building must be on property owned by the applicant that meets one of the following two criteria:
 - a) at least 40 acres in agricultural production, or otherwise devoted to an agricultural operation;
 - b) at least 10 acres in production of a specialty crop, e.g., strawberries.

Exception: Building may be constructed on property of lesser acreage provided it is owned by the applicant and adjacent or in close proximity to the property which meets the above criteria.
3. As per California Building Code section 202-A, agricultural buildings "shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public"; and
4. Building must either be detached from other building structures or, on its own foundation and supporting members if attached to a non-exempted building. Fire separations for walls and openings between adjacent buildings with dissimilar occupancies shall apply; and
5. Use of building shall be one of the following:
 - a) livestock shelters;
 - b) poultry shelters;
 - c) structures for sheltering agricultural equipment;
 - d) structures to shelter livestock and poultry feeds, hay and grain.

Upon determination by the Building Official that the proposed structure meets the above criteria to qualify for permit exemption, a certification form shall be completed and filed (without fee), with the Building Division. A statement on the certification form shall declare the following: The Federal Emergency Management Agency, (FEMA) requires all structures constructed within a designated flood plain to either be elevated above flood level or engineered to withstand flooding. With this building exemption the property owner assumes full responsibility for addressing these issues and in no way holds the County liable for flood damage or litigation stemming from non-compliance with FEMA regulations.

Structures for the maintenance of equipment, or structures for the storage or parking of vehicles/equipment not used exclusively for the performance of work in the agricultural operation are not exempt from the requirement to obtain a building permit.

Structures for the sheltering of logging trucks or equipment and trucks designed and used for the transportation of agricultural products are not exempt from the requirement to obtain a building permit.

Greenhouses, nurseries, roadside produce stands, wood sheds or shelters and stables for horses not used in conjunction with an agricultural operation are not exempt from the requirement to obtain a building permit.

All structures determined to be exempt from permit requirements shall meet all county fire regulations, building construction standards and minimum zoning setbacks. Additionally, electrical, plumbing, or mechanical systems, appliances or fixture installations are not exempt and shall require a building permit and inspection by the Lassen County Building Division.

SAMPLE SITE PLAN

HORIZONTAL LAYOUT PLEASE
NORTH FACES TOP OF PAGE

Vicinity Map

Normalville

PROJECT SITE

HWY. A

Ranch Rd.

Apple Lane

HWY. A

