



Planning Department
County of Santa Cruz

Limited Density Owner-Built Rural Dwellings Ordinance

Community Meeting

March 9, 2021



Meeting Protocols

- ▶ The meeting will be recorded and the chat will be preserved. Both will be posted on the Fire Recovery website, under the "events" tab.
- ▶ We will mute everyone to prevent background noise.
- ▶ Please hold questions until after the presentation, as some things might get answered as we go through the presentation.
- ▶ For questions and comments, if you are on a computer, please type into the chat function OR use the raise hand function so someone can call on you. Remember to unmute if you are called on.
- ▶ Be respectful, don't interrupt others, please comment or ask only one question until everyone has had an opportunity.
- ▶ If you are only on the phone, please email your question to david.reid@santacruzcounty.us so it can be put in the chat.
- ▶ After the meeting feedback may be directed to County Building Official Marty Heaney, at Martin.Heaney@sanatacruzcounty.us



Agenda

- ▶ Welcome from Supervisor Coonerty
- ▶ Introductions/Meeting Protocol
- ▶ K-Code Background and Purpose
- ▶ Board Direction
- ▶ Building Code vs K-Code
- ▶ K-Code Details, Resident's input to date
- ▶ Coastal Zone
- ▶ Questions, Feedback and Discussion



What is the "K" Code?

- ▶ Developed in 1970s as Appendix K of the building code
- ▶ Minimum requirements for owner-built rural structures
- ▶ Meet reasonable health and safety standards
- ▶ Accommodate local conditions (fire recovery)
- ▶ What the K-Code is not:
 - ▶ Does not change Fire Code requirements
 - ▶ Does not change septic and water supply requirements



Board Direction 11/17/2020

- ▶ Legacy Older Structures Program (LOSP)
 - ▶ Pre-1987 structures are treated as "legally non-conforming" and may be rebuilt with a permit even if inconsistent with certain current ordinances.
- ▶ Fire area improvement reconstruction program
 - ▶ A community-wide, road association, or multi parcel approach to addressing obstacles such as sub-standard road access, possibly facilitated by a County Service Area (CSA).
- ▶ Limited Density Owner-Built Rural Dwellings
 - ▶ Aka "K" Code
 - ▶ Last Chance neighborhood
 - ▶ Pilot Program



Building Code vs K-Code

- ▶ CCR Title 24 Building Standards Code
 - ▶ California Building Code
 - ▶ Residential Code
 - ▶ Electrical, Plumbing, and Mechanical Codes
 - ▶ Energy Code
 - ▶ Fire Code
 - ▶ Green Building Code
- ▶ CCR Title 25 Housing and Community Development
 - ▶ Division 1, Chapter 1, Subchapter 1, Article 8:
Regulations for Limited Density Owner-Built Rural Dwellings



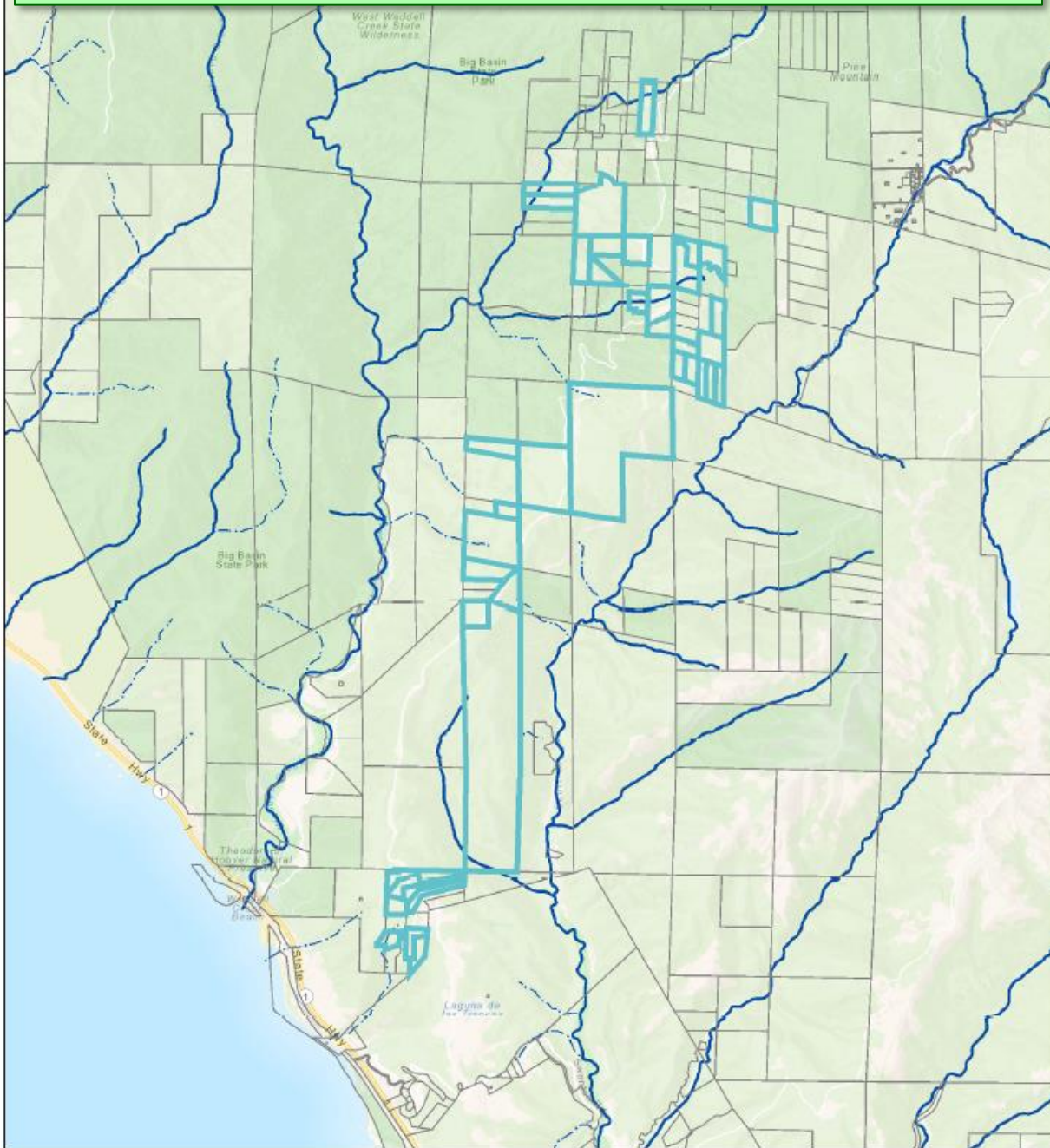
Planning Department

County of Santa Cruz

K-Code Details

- ▶ Rural
- ▶ Owner built
- ▶ Sale, lease, renting or employee occupancy
- ▶ Recording
- ▶ Plans, Permits, and Inspections
- ▶ Modifications
- ▶ Technical Codes are Basis of Approval
- ▶ Differences between K code and regular codes will be discussed with each section

Last Chance Area Parcels with Fire-Destroyed Structures





Planning Department

County of Santa Cruz

§ 76. Applicability

Limited density owner-built rural dwellings and accessory structures

Considerations:

- ▶ Last Chance area parcels with fire-destroyed structures
- ▶ Pilot program for 3 years
- ▶ Parcel zoning would allow residential structures



Planning Department

County of Santa Cruz

§ 78. Definitions

“Limited density, rural dwelling”

“Owner built”

“Rural”

Considerations:

- ▶ Sale, lease, rent after 3 years
- ▶ Replacement of fire-destroyed structures



Planning Department

County of Santa Cruz

§ 92. Recording

Recording of information for full disclosure of the nature of the dwelling and accessory structures.

Considerations:

- ▶ Materials, construction, alternative facilities
- ▶ “Owner-built”
- ▶ Minimal inspections



Planning Department

County of Santa Cruz

§ 98-100. Application & Plans

List of required information in application and construction plans.

Considerations:

- ▶ Pre-clearance from EH and Fire
- ▶ County Code Title 16 Environmental Protection
- ▶ Soils report



Planning Department

County of Santa Cruz

§ 108-114. Inspections

If required, minimum of one inspection after structure is completed. Special inspections may be required.

Considerations:

- ▶ County minimum of four (4) inspections. (Usual number is 7 or 8 inspection).
 - ▶ Foundation, underfloor, rough frame, final



Planning Department

County of Santa Cruz

§ 122-124. General Requirements

Sound structural condition, safe and sanitary

Alternatives provide reasonable degree of health and safety

Considerations:

- ▶ Challenge of balancing code requirements with builder preference
- ▶ Alternative materials, use of on-site lumber, non-traditional designs



Planning Department

County of Santa Cruz

§ 126. Technical Codes - Basis of Approval

Need not conform to code, not the intent to disregard codes, codes are basis for approval

Considerations

- ▶ Sound structural condition, safe and sanitary
- ▶ Engineering for structure with no basis in code



Planning Department

County of Santa Cruz

§ 128. Mechanical

Heating and cooking appliances and gas piping shall comply with CA Mechanical Code

Considerations:

- ▶ If heat source uses non-renewable fuel, energy calculations required for structure.



Planning Department

County of Santa Cruz

§ 130 - 132. Electrical

If installed, must meet CA Electrical Code. May be limited to one room.

Considerations

- ▶ May require wiring of additional rooms
- ▶ Smoke and CO detectors required, battery operated OK
- ▶ Generators as sole source of power



Planning Department

County of Santa Cruz

§ 134. Plumbing

Plumbing shall comply with CA Plumbing Code

Considerations

- ▶ Bathing and washing facilities required

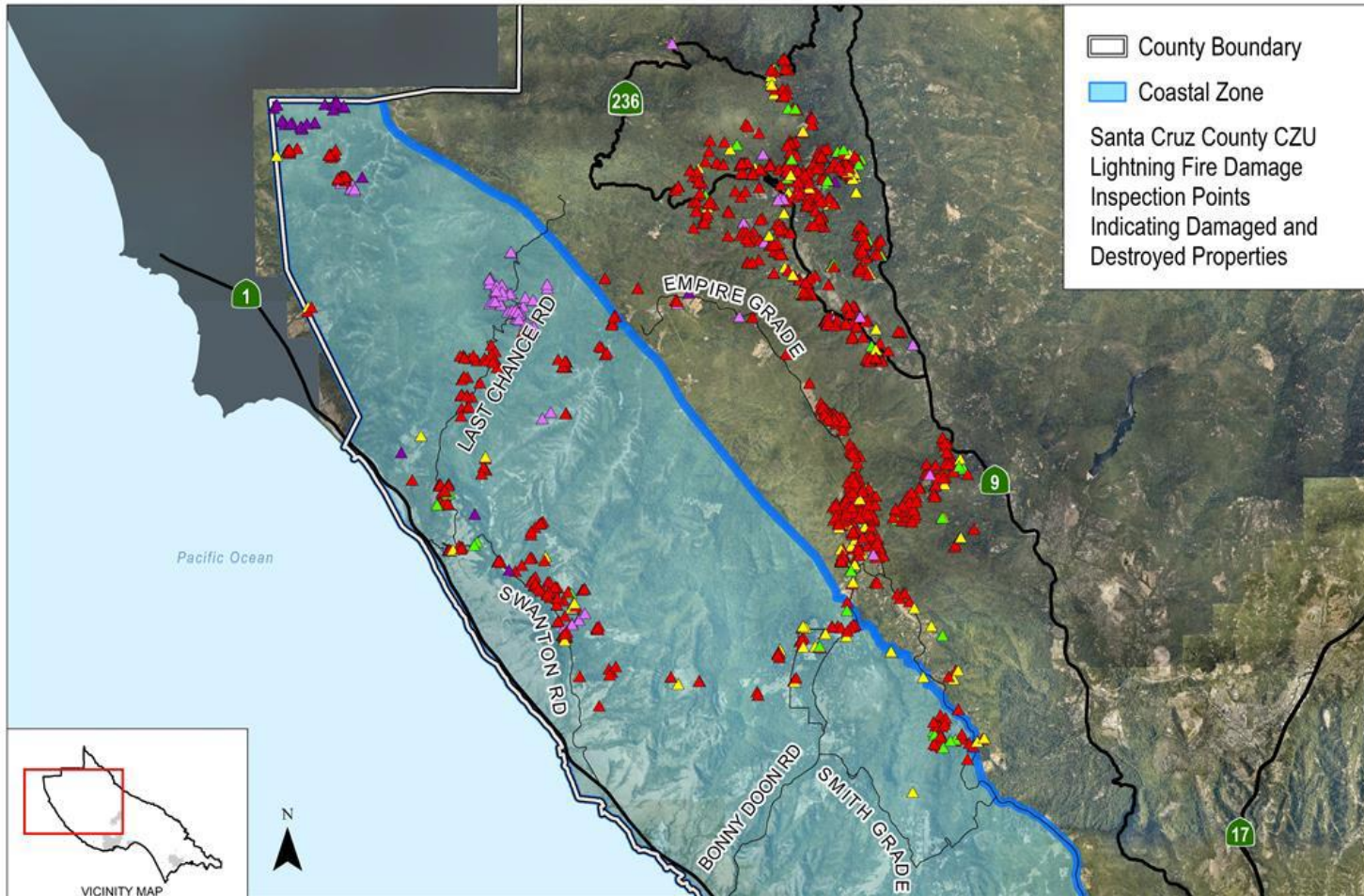


Standard Requirements in Addition to K-Code

- ▶ County Code Title 16 Environmental Protection
- ▶ County Code Title 7 Health and Safety
 - ▶ Chapter 7.92 Fire Code
 - ▶ Chapter 7.38 Sewage Disposal
- ▶ County Code Title 13 Planning and Zoning
 - ▶ Chapter 13.10 Zoning Regulations
 - ▶ Chapter 13.20 Coastal Zone Regulations



Coastal Zone





Planning Department

County of Santa Cruz

Coastal Zone Considerations

- ▶ County implements the Local Coastal Plan (LCP), through coastal permits. County Code Chapter 13.20.
- ▶ A project, whether constructed under the K code or regular building code, may need a coastal permit in addition to a building permit.
- ▶ Best advice: Schedule a pre-application screening with the Recovery Permit Center for an understanding of what is needed for your specific project. Email Rpc@santacruzcounty.us



Planning Department

County of Santa Cruz

Questions and Discussion

Contacts

Paia Levine, Assistant Planning Director

- ▶ Paia.Levine@santacruzcounty.us

Marty Heaney, Chief Building Inspector

- ▶ Martin.Heaney@santacruzcounty.us

David Carlson, Resource Planner

- ▶ David.Carlson@santacruzcounty.us

Recovery Permit Center

- ▶ rpc@santacruzcounty.us

(831) 454-5323

Monday-Friday 8am-Noon and 1-5pm