



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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Hoop House Building Division Determination Procedure

PURPOSE

The purpose of this procedure is to set forth the policy of the Department in determining a building permit exemption for particular structures commonly characterized as Temporary (Hoop Houses) and shall be utilized for all determinations related to these particular structures as defined by this procedure.

GOALS AND OBJECTIVES

The goals and objectives of this procedure are to provide a uniform procedure by the Department and clear direction to staff in the determination of a building permit for the aforementioned purpose.

AUTHORITY

The authority for this procedure is contained the Mendocino County Code (MCC) and the currently adopted version of the California Building Code (CBC) as follows:

MCC 18.04.025 - California Codes Adopted

Subject to applicable sections of this title, the following primary and secondary codes are hereby adopted and incorporated into the Mendocino County Code by reference and as having the full legal effect as if their respective contents were set forth verbatim herein:

(B) CALIFORNIA BUILDING CODE, Part 2, Volumes I and II, together with Parts 8 (California Historical Building Code) and 10 (California Existing Building Code) and Appendices C (Agricultural Buildings) and H (Signs) as published by the International Code Conference subject to the changes and modifications set forth in Section 18.04.035 and other provisions of this Title.

CBC Chapter 1, Division 2, Section 104.1 - Duties and Powers of Building Official

[A] 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.

DEFINITIONS

Hoop House: A readily removable structure, temporary in nature. The ends may be covered or left open and the material covering the structural members is readily removable and is typically removed and re-affixed frequently.

Department: The Building Division of the Mendocino County Planning and Building Services Department.

POLICY

For the duration of this policy, the Department will not require a building permit for the construction and placement of a Hoop House provided the following conditions apply:


1. The structure has no permanent foundation or permanent anchoring system, the structure is temporary in nature and readily able to be deconstructed.
2. The structure shall be used only for the growing of plants.
3. The structure shall not used as a storage facility for equipment, personal property or other items unrelated to infrastructure necessary for the growing of plants.
4. The structure has no plumbing, electrical or mechanical components (temporary or permanent) connected to or placed inside of the structure.
5. Size: The structure shall not exceed the following size limitations: 12 foot maximum height, 20 foot maximum width and maximum 1000 square feet total footprint. Any hoop house structure exceeding these limitations will require a building permit.
6. Covering Materials: Covering shall be no greater than 6 mil material and to allow egress through the end walls.
7. Setbacks: The structure shall meet 50 foot setbacks from any property line.
8. The structure shall be subject to any State and/or Federal regulations that may be applicable with regards to accessibility.
9. The structure is subject to a Coastal Development Permit for properties within the Coastal Zone.
10. The structure may be subject to review by local Fire Agencies and Cal Fire. Applicant is responsible for contacting their local Fire Department and/or CalFire for clearance.
11. This policy shall only be in effect until December 31, 2017. After that date, the owner will be responsible for obtaining building permits for a permanent greenhouse.

Procedure:

The stated criteria in this policy shall be used to determine the necessity for a building permit for structures as described by definition or of similar construction. The Director of the Department of Planning and Building Services and/or Chief Building Official shall have the final determination in the event that there are ambiguities that cannot be readily determined related to a particular structure or proposed structure.

NOTE: *The information above is not guaranteed. This policy is subject to change without prior written notice, as deemed appropriate by the Building Official or Director of Planning and Building Services.*

Policy Initiated By: Michael Oliphant, Interim Building Official

Policy Approved:  Date: 7-18-2017
Ignacio Gonzalez
Interim Director of Planning and Building Services