

COUNTY OF TEHAMA DEPARTMENT OF BUILDING & SAFETY

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AGRICULTURAL EXEMPTION

An agricultural exempt building, (defined in section 202 of the 2010 CBC):

1. Cannot be located in an area of special flood hazard.
2. Cannot have, within said building, workers or customers, bathrooms, assemblages, display of products, packaging or processing, sales, work stations or storage warehousing of processed products in quantity.
3. Must be located on a parcel of land one (1) acre or more in size.
4. Must be located a minimum of twenty (20) feet from any property line and a minimum of twenty-three (23) feet from any dwelling.

An agricultural exempt building is not a building any part of which is used as a place of human occupation, habitation, employment, recreation, or any commercial purposes, including by way of example, but not limited to, covered riding arenas, commercial stables, commercial feeding barns, fish hatchery facilities, wineries, sawmills, dairies, commercial green houses, warehouses and firewood storage structures.

Standards for agricultural exempt buildings:

1. Agricultural exempt buildings located on parcels of one (1) to ten (10) acres in size are limited to:
 - a. six hundred (600) square feet in area and
 - b. fifteen (15) feet in height.
2. Agricultural exempt buildings located on parcels in excess of ten (10) acres are limited to:
 - a. 12,000 square feet in area and
 - b. twenty-five (25) feet in height.
3. The ground floor of an agricultural exempt building shall be on grade and must be concrete, dirt or asphalt concrete.

4. Standard permits and inspections are required for electrical and plumbing installations. Additional fees will apply.
5. Electrical installations are limited to
 - a. lights and
 - b. not more than two 110v receptacles.
6. Plumbing installations are limited to:
 - a. exterior hose bibs and
 - b. a clean up sink (commercial or residential rated).
 - c. Waste systems for plumbing installations require approvals from the Department of Environmental Health, prior to issuance.
7. Mechanical installations are prohibited.
8. Exiting from agricultural exempt buildings shall be arranged so that no point in the building is more than three hundred (300) feet from an exit.
9. An inspection shall be requested after the structure is built, and prior to expiration, to verify the location and usage of the building.
10. An Agricultural Building Exemption Permit can only be applied for and obtained by the property owner or authorized agent.
11. An Agricultural Building Exemption Permit shall expire by limitation and become null and void if the building authorized by such permit is not completed within one (1) year of the date of issuance.

(Ord. 1708-2(part), 1999)