

**SCC NO. SCC-1775**

**AN ORDINANCE OF THE SACRAMENTO COUNTY CODE  
AMENDING CHAPTERS 16.02, 16.04, 16.10, 16.24, 16.28, 16.32,  
16.34, 16.36, 16.37, 16.38, 16.39, 16.41, 16.42, 16.43 AND 16.90  
RELATING TO BUILDINGS AND CONSTRUCTION**

The Board of Supervisors of the County of Sacramento, State of California,  
ordains as follows:

SECTION 1. Chapter 16.02, Title 16, of the Sacramento County Code is  
amended to read as follows:

**CHAPTER 16.02 ADMINISTRATION AND ENFORCEMENT**

**16.02.010 Title.**

This chapter shall be known as the “Administrative and Enforcement” portion of the technical building codes adopted by this jurisdiction.

**16.02.020 Purpose.**

The purpose of this chapter is to provide for the uniform administration and enforcement of the technical codes adopted by this jurisdiction.

**16.02.030 Conflicts with Other Laws or Ordinances.**

In the event of any conflict between this chapter and any law, rule or regulation of the State of California, that requirement which establishes the higher standard of safety shall govern.

**16.02.040 Adoption of the California Building and Residential Code  
Administration and Enforcement Provisions.**

Chapter 1, Divisions I and II of the 2025 Edition of the California Building Code, Title 24, Part 2 of the California Code of Regulations as amended is hereby adopted and incorporated by reference herein. Chapter 1 Divisions I and II of the 2025 Edition of the California Residential Code, Title 24, Part 2.5 of the California Code of Regulations is hereby adopted as amended and incorporated by reference herein.

**16.02.050 Scope.**

The scope and administration provisions of the California Building Code as adopted and amended herein shall serve as the administrative, organizational, and enforcement rules and regulations for the technical codes that regulate, within this jurisdiction, the site preparation, construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of every building or structure including, but not limited to, docks, harbors, wharves, marinas, boathouses, signs, swimming pools, accessory structures or any appurtenances connected or attached to such buildings or structures and building

service equipment unless these structures are subject to regulation under the California Residential Code.

The scope and administration provisions of the California Residential Code as adopted and amended herein shall serve as the administrative, organizational, and enforcement rules and regulations for the technical codes that regulate, within this jurisdiction, the site preparation, construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one and two family dwelling and accessory structures as classified in Section 1.1.3 of the 2025 Edition of the California Residential Code.

**16.02.060 Flood Ordinance Compliance.**

The County Flood Ordinance, SZC-2016-0023, applies to buildings constructed in areas regulated therein.

**16.02.070 Definitions.**

For the purpose of this chapter, the following definitions shall apply:

“Building Official” is the officer or other designated authority charged with the administration, and enforcement of the Code. The terms “administrative authority,” and “County” are to be considered synonymous with the terms “Building Official,” “Department of Building Safety” and “Building Department” as they appear in the Code or the technical codes.

“Building service equipment” refers to the plumbing, mechanical, and electrical equipment including piping, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration and firefighting facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

“This jurisdiction” means the unincorporated area of the County of Sacramento including County-owned buildings in incorporated Cities within the County of Sacramento.

“Technical Codes” refers to the following building standards codes adopted by the County of Sacramento, which contain the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location and occupancy of all buildings and structures and building service equipment as herein defined:

- A. Sacramento County Code, Chapter 16.04, Building Code (hereinafter referred to as “Building Code”).
- B. Sacramento County Code, Chapter 16.10, Residential Code (hereinafter referred to as “Residential Code”).
- C. Sacramento County Code, Chapter 16.24, Plumbing Code (hereinafter referred to as “Plumbing Code”).
- D. Sacramento County Code, Chapter 16.28, Electrical Code (hereinafter referred to as “Electrical Code”).
- E. Sacramento County Code, Chapter 16.32, Mechanical Code (hereinafter referred to as “Mechanical Code”).
- F. Sacramento County Code, Chapter 16.34, Green Code (hereinafter referred to as “Green Code”).

- G. Sacramento County Code, Chapter 16.36, Swimming Pool Code (hereinafter referred to as “Swimming Pool Code”).
  - H. Sacramento County Code, Chapter 16.37, Property and Maintenance Code (hereinafter referred to as “Property and Maintenance Code”).
  - I. Sacramento County Code, Chapter 16.38, Sign Code (hereinafter referred to as “Sign Code”).
  - J. Sacramento County Code, Chapter 16.39, Energy Code (hereinafter referred to as “Energy Code”).
  - K. Sacramento County Code, Chapter 16.41, Historical Code (hereinafter referred to as “Historical Code”).
  - L. Sacramento County Code, Chapter 16.42, Existing Building Code (hereinafter referred to as “Existing Building Code”).
  - M. Sacramento County Code, Chapter 16.43, Referenced Standards Code (hereinafter referred to as “Referenced Standards Code”).
- “Zoning Code” as it appears in this ordinance refers to the current Sacramento County Zoning Code.

**16.02.080 Amendments to Sections 103 through 116 of Chapter 1, Division II of the Building Code—Scope and Administration.**

Section 103.1 “Creation of Enforcement Agency” is amended as follows:

**103.1 Creation of Enforcement Agency.** The Building Permits and Inspection Division of the Department of Community Development is hereby created and the official in charge thereof shall be known as the Building Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 105.2 “Work Exempt from Permit” is amended as follows:

**105.2 Work Exempt from Permit.** A building permit shall not be required for the types of work in each of the separate categories listed in Building Code Section 105.2, as specifically amended below. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction. Building permits shall not be required for the items listed in Building Code Section 105.2 as specifically amended:

14. An agricultural building, as defined in Section 202 of the California Building Code, and that does not exceed 10,000 square feet in area, shall qualify for an “Exempt Building Permit” if it is located on a parcel of land zoned AG-20 or a parcel of land consisting of twenty or more acres being used primarily for agricultural uses. Smaller parcels created by a Lot Reduction permit qualify as long as they maintain the existing relationship with the larger complying parcel. Structures shall only qualify for an Agricultural Exempt Permit if they meet the following requirements:

- A. An Exempt Building Permit is applied for by the property owner or authorized agent.
- B. A plot plan is submitted indicating the proposed building and all existing buildings on the subject parcel and showing for each the size, use, and location on the property in relation to property lines and other buildings.

- C. The Director of the Planning and Community Development Department determines that the use and location of the proposed building is permitted by the Zoning Code of Sacramento County.
- D. The proposed building is not located on a portion of the parcel that requires a minimum floor elevation (not in a flood plain).
- E. The proposed building is limited to thirty feet in height.
  - Exception: Pole barns shall not exceed forty feet in height.
- F. A processing fee for the Exempt Building Permit is paid by the applicant to cover the required application, initial site check and on-site inspection to verify building location on the property. This fee is charged at the current billing rate for a Building Inspector II, Range A and buildings up to and including 5,000 square feet will be billed at 2.5 hours. An additional fee for structural review, if required, will accrue on an hourly basis at the current billing rate for an Associate Civil Engineer.
- G. The proposed building/structure is not used as:
  1. A building where employee's processes, treat, or package products;
  2. A place used by the public;
  3. Commercial horse stables;
  4. Dairy buildings;
  5. Storage for products not grown on the premises; and/or
  6. Housing non-farm equipment in more than 20 percent of the floor area.

Structures Greater than 5,000 Square Feet: Any Agricultural Exempt structure greater than 5,000 square feet will require a structural plan review and inspection. The processing fee for buildings 5,001 square feet up to and including buildings that are 10,000 square feet will be billed at 5.0 hours.

- Exception: Pole barns less than 10,000 square feet in area shall not require a structural review and inspection.

Non-Exempt Buildings and Structures: Any structure that does not qualify as an Agricultural Exempt building shall be appropriately classified based upon its use and occupancy type and shall not be exempt from standard building permit requirements. Unless otherwise exempted by this Code, plumbing, electrical, and mechanical permits will also be required in addition to the Agricultural Exempt Building Permit if one or more of these trades are included with the project.

Section 105.3.2 "Time limitation of application" is re-titled and amended as follows:

**105.3.2 Expiration of Plan Review.** Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend time for action by the applicant for periods not exceeding 365 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented permit issuance. In order to renew the permit application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Section 105.5 "Expiration" is re-titled and amended as follows:

**105.5 Permit Expiration.** Every permit issued by the Building Official under the provisions of the administrative or technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 365 days from the date of permit issuance or if the building or work authorized by such permit is suspended or abandoned as indicated by no inspection of work within a period of 365 days. When work is not ready for a required inspection within 365 days of the last inspection, the permittee must request an extension in writing. If a permit expires, the permit shall be renewed before work is recommenced. The fee for renewal shall be one-half the amount required for a new permit for such work and provided further that such suspension or abandonment has not exceeded one year. In order to renew a permit after the work has been suspended or abandoned or the permit has been expired for a period exceeding one year, the permittee shall pay a new full permit fee. Permits deemed to have expired shall be subject to all permit related fee increases and new fees in effect at the time of permit renewal. The valuation for new construction or additions shall not be less than that established by the International Code Council valuation tables. The Building Official shall have discretion to adjust permit renewal fees when extenuating circumstances exist.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section. The Building Official may extend the permit when circumstances beyond the control of the permittee have prevented work from commencing or continuing. No permit shall be extended more than once.

All building permits shall expire two years after the issuance date. The permit may be extended beyond this period if the work authorized by the permit is being diligently pursued but only upon written request by the permittee. Review of the request and granting of an approved time extension beyond two years shall be made by the Building Official.

Section 105.8 "Properties with Violations" is added as follows:

**105.8 Properties with Violations.** Unless a permit is being issued for correction purposes, no permit shall be issued for properties on which a building violation is found to exist if at the time of permit application said violation remains uncorrected. The Building Official shall have the authority to grant exceptions for individual cases, upon application of the owner or owner's representative, if health, accessibility, and/or life and fire safety is jeopardized.

Section 109.1.1 "Fees" is added as follows:

**109.1.1 Fees.** The fee for each permit shall be that fee prescribed in Chapter 16.90 of the Sacramento County Code.

Section 109.1.2 "Plan Review Fees" is added as follows:

**109.1.2 Plan Review Fees.** When submittal construction documents are required by Section 107, a plan review fee shall be paid at the time of submitting the submittal

documents for plan review. Said plan review fee shall be that fee prescribed in Chapter 16.90 of the Sacramento County Code.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.1.1 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves a deferred submittal item as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate prescribed in Chapter 16.90 of the Sacramento County Code.

Section 109.3 "Building Permit Valuations" is amended as follows:

**109.3 Building Permit Valuations.** The permit applicant shall provide an estimated permit value at time of application. The value to be used in computing the building permit and building plan review fees shall be the total of all construction work for which the permit is being issued, as well as finish work, painting, roofing, electrical, plumbing, gas, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment and systems. Value for donated and/or discounted materials and labor shall be established at typical market value and rates. The permit shall include additional valuation for work on the project site such as lighting, sewer, water service and other items requiring inspection. The valuation for new construction or additions shall be determined by the International Code Council valuation tables updated August 2022. Effective July 1, 2023, the valuation for new construction or additions shall be determined by the International Code Council valuation tables in effect on March 1 of the same calendar year.

When permitted work includes an alteration to an existing structure, or includes work outside of the standard calculated fee areas determined by the International Code Council valuation tables, the applicant shall provide actual/contracted project costs to establish the additional non-calculated valuation of the total permitted project. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

Section 109.4 "Work Commencing Before Permit Issuance" is amended as follows:

**109.4 Work Commencing Before Permit Issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a violation fee. The violation fee shall be equivalent to the amount of the building permit fee prescribed in Chapter 16.90 of the Sacramento County Code. The Building Official shall have discretion to adjust a violation fee when extenuating circumstances exist. The violation fee is separate and independent from other fees and shall be collected whether or not a permit is then or subsequently issued; however, the violation fee shall not apply to emergency work when it is proved to the satisfaction of the Building Official that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. The payment of such violation fee shall be made before

the permit is issued. Payment shall not exempt any person from compliance with other provisions of this Code, the technical codes, or from any penalty prescribed by law.

Section 109.6 "Refunds" is amended as follows:

**109.6 Refunds.** The Building Official may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.

The Building Official may authorize the refund of plan review and/or building permit fees. The plan review fee may be refunded when no plan review has been performed. The building permit fee may be refunded only when inspections have not been provided. The refund of these separate and independent fees shall not exceed 80% of the individual plan review or building permit fee.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant not later than 365 days after the date of fee payment. Under no circumstances shall there be a refund of either fee if the plan review or building permit has expired.

Section 110.7 "Reinspections" is added as follows:

**110.7 Reinspections.** A reinspection fee may be assessed for each inspection or reinspection when any of the following conditions exist:

1. Such portion of work for which inspection is called is not completely ready for inspection.
2. Previous written corrections have not been made.
3. The job address is not clearly posted and visible from the street or the front of the building.
4. The inspector has no access to the work to be inspected.
5. The approved plans are not readily available to the inspector.
6. The building permit, application and any previous correction notice(s) are not available at the job site.
7. Deviation from the approved plans requiring further approval of the Building Official.

To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Chapter 16.90 of the Sacramento County Code.

In instances where reinspection fees have been assessed, no further inspection of the work will be performed until the reinspection fees have been paid.

Section 112.1.1 "Connection of Building Service Equipment" is added as follows:

**112.1.1 Connection of Building Service Equipment.** All building service equipment for which a permit is required by this Code shall be inspected by the Building Official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel, or power supply or sewer system until authorized by the Building Official.

Section 112.1.2 “Operation of Building Service Equipment” is added as follows:

**112.1.2 Operation of Building Service Equipment.** Inspection of replacement building service equipment must be scheduled within 48 hours after installation; building service equipment replaced on an emergency basis may be operated during this time. No work may be covered prior to approval of the Building Official.

Section 112.2 “Temporary Connection” is amended as follows:

**112.2 Temporary Connection.** The Building Official may authorize the temporary connection of the building service equipment to the source of energy fuel, or power for the purpose of testing building service equipment or for the use under a temporary Certificate of Occupancy.

Section 112.3 “Authority to Disconnect Service Utilities” is amended as follows:

**112.3 Authority to Disconnect Service Utilities.** The Building Official or an authorized representative shall have the authority to disconnect any utility service or energy supplied to any building, structure, or building service equipment therein regulated by this Code or the technical codes when either:

1. The building owner/occupant knowingly fails to comply with a notice or order.
2. In case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall, whenever possible, notify the serving utility, the owner and the occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action and shall notify such serving utility, owner, and occupant of the building structure, or building service equipment, in writing, of such disconnection immediately thereafter.

Section 112.4 “Construction Within Public Utility Easements” is added as follows:

**112.4 Construction Within Public Utility Easements.** No new or unpermitted buildings, structures, accessory structures and/or projections from structures shall be constructed and/or placed within a Public Utility Easement. The Building Official shall have the authority to grant exceptions for individual cases, upon application of the owner or owner’s representative, if health, accessibility, feasibility, and/or life and fire safety so necessitate, if the owner has signed a Hold Harmless Agreement with the County, and if all of the following conditions are satisfied:

- A. The structure is not inconsistent with the exercise of the easement;
- B. The structure does not destroy the easement;
- C. The structure does not obstruct the easement or access to it;
- D. The structure does not render the easement ineffective;
- E. The structure does not unreasonably interfere with the easement; and
- F. Written approval for construction and placement has been received from the relevant utility company.

An application for abandonment may also be submitted to the County Board of Supervisors for approval of the construction and/or placement of structures that will encroach onto a Public Utility Easement.

Section 113 "Board of Appeals" is added as follows:

**113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the technical codes, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. The board of appeals shall also serve as the Local Appeals Board and Housing Appeals Board in compliance with Section 1.8.8.1 of this Code.

**113.1.1 Appeal Procedure.** An appeal must be delivered to the Building Official in writing and must describe in plain language the issue(s) sought to be considered in the appeal as well as any applicable code citations. No request for an appeal will be processed unless it is accompanied by the \$500.00 Building Board of Appeals filing fee. The appeal and filing fee must be delivered to the Building Official within thirty (30) days of the order, determination, interpretation, or notice in dispute, unless indicated by a shorter appeal time limit elsewhere in this Code. Failure of any party to timely submit an appeal and/or filing fee pursuant to this section is a waiver of his or her right therein. The Board of Appeals' decision on the issue in dispute shall be served in writing to the appellant within fourteen (14) calendar days of the appeal hearing. The decision shall advise that the time for judicial review of the decision is governed by the California Code of Civil Procedure Section 1094.6. The decision shall be final upon service.

**113.1.2 Appeals in Violation Cases.** An appeal of notices and orders issued pursuant to the Scope and Administration portion of this Code must be made to the Building Official in writing within ten (10) calendar days of the issuance date of the notice or order.

**113.2 Limitations on Authority.** An appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

**113.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction. Appointees shall not be employees of the jurisdiction and shall consist of members who are qualified and specifically knowledgeable in the California Building Standards Code and applicable local codes and ordinances.

**113.4 Membership.** The board of appeals shall consist of seven members, not including the Building Official. The members of the board of appeals shall be appointed by the Building Official and confirmed by the Board of Supervisors.

**113.4.1 Chairperson.** The board of appeals shall annually select a chairperson from its appointed members.

**113.5 Terms.** Terms for all members of the board of appeals, except the Building Official, shall be two years. However, term expiration for the first set of board members appointed shall be staggered such that the term for the first three members expires two years after appointment and the term for the remaining four members expires three years after appointment.

**113.6 Vacancies.** Vacancies shall be filled by appointment for the un-expired portion of the term.

**113.7 Secretary.** The secretary shall be the Building Official or designee. The secretary shall have no vote.

**113.8 Meetings.** The board of appeals shall hold monthly meetings as needed.

**113.9 Attendance.** Any appointed member of the board of appeals who fails to attend three consecutive meetings of the board of appeals without notifying the secretary shall automatically lose membership thereon. It shall be the duty of the chairperson of the board of appeals to report to the Board of Supervisors any appointee member who has failed to attend three consecutive meetings without such notification.

**113.10 Rules and Regulations.** The board of appeals shall adopt reasonable rules and regulations for conducting its business. The board of appeals shall render all decisions and findings in writing to the Building Official and provide a copy to the applicant; the board of appeals may recommend to the Board of Supervisors such new legislation as is consistent therewith. Decisions and findings shall be filed in the office of the Building Official, for public inspection.

**113.11 Granting Modifications.** Whenever there are practical difficulties involved with carrying out the provisions of the Building, Residential, Electrical, Mechanical, Plumbing, Swimming Pool, Green, Property Maintenance, and Sign codes of the County of Sacramento, the board of appeals may grant modifications for individual cases, provided it is found that special circumstances make strict adherence to the above referenced codes impractical and that the modification is in conformity with the intent and purpose of the Code and that such modification does not reduce any degree of fire protection, life-safety, accessibility or any degree of structural integrity.

Section 114.5 "Authority to Condemn Building Service Equipment" is added as follows:

**114.5 Authority to Condemn Building Service Equipment.** Whenever the Building Official determines that any building service equipment regulated in the technical codes has become hazardous to life, health, property or becomes unsanitary, the Building Official shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice itself shall prescribe a fixed time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure or premises.

When any building service equipment is maintained in violation of the technical codes and in violation of any notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

Section 114.6 "Connection After Order to Disconnect" is added as follows:

**114.6 Connection After Order to Disconnect.** No person shall make connections to any energy, fuel, or power supply nor supply energy or fuel to any building service equipment that has been disconnected, ordered to be disconnected or the use of which has been ordered discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

The Building Official shall have the right to withhold clearing building service equipment for connection by the utility company if the owner or contractor refuses to comply with other ordinances affecting the structure as a whole.

Section 116 “Unsafe Structures and Equipment” is re-titled and amended as follows:

**116.1 Unsafe Structures and Building Service Equipment.** All buildings, structures, or building service equipment regulated by this Code and the technical codes which, after inspection by the authority having jurisdiction are determined to be substandard and/or dangerous, shall be governed by Chapter 16.20, “Substandard Dwelling,” and Chapter 16.22 “Dangerous Building Code” of the Sacramento County Code.

**16.02.090 Amendments to Sections R103 through R116 of Chapter 1, Division II of the Residential Code—Scope and Administration.**

**R103.1 “Creation of Enforcement Agency”** is amended as indicated in this chapter at Section 16.02.080, Section 103.1.

Section R105.2 “Work Exempt from Permit” is amended as follows:

**R105.2 Work Exempt from Permit.** A permit shall not be required for the types of work in each of the separate classes of permit as listed in California Residential Code Section R105.2 including those specifically amended below. Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

**Building:**

1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet and at least one of the following conditions exists:
  - a. The accessory structure is not fully enclosed or is not designed for storage such as a patio cover, pergola, gazebo, arbor or trellis.
  - b. The accessory structure complies with the fire separation distance to the lot line prescribed for a non-sprinklered building.
  - c. The accessory structure is constructed as an animal shelter used for housing livestock and residential pets.
8. Swings and other playground equipment not exceeding 12 feet in height from adjacent grade.
11. Animal Shelters used for housing livestock and residential pets shall be exempt from building permit requirements provided Zoning Code requirements are met, and the structure complies with the following guidelines:
  - A. Residential Pet Structures.
    1. The structure is not an Agricultural Building as defined in Section 202 of the Building Code.
    2. The structure shall not be used for human habitation or commercial use.
    3. The structure shall not exceed 6’ in height from grade to top of structure.
    4. The structure shall have a width/depth that does not exceed 6’ (the structure’s length shall be regulated by the zoning code).

5. The structure shall not incorporate or have attached electrical service or other utilities.

B. Manufactured Horse and Livestock Shelters.

1. The structure is not an Agricultural Building as defined in Section 202 of the Building Code.

2. The structure is prefabricated and/or is a temporary corral structure that is installed per the manufacturer's requirements and is not used for human habitation or commercial use.

3. The manufactured and prefabricated structure shall not exceed 200 square feet and does not exceed 9' high and shall not be enclosed on more than three sides.

4. The structure shall not incorporate or have attached electrical service or other utilities.

Section R105.3.1.1 "Determination of substantially improved or substantially damaged existing buildings in flood hazard areas" is amended as follows:

**R105.3.1.1** Determination of substantially improved or substantially damaged existing buildings in flood hazard areas is specifically not adopted. In lieu of Section R105.3.1.1, the County Flood Ordinance, SZC-2016-0023, shall govern.

**R105.3.2 "Time limitation of application"** is re-titled and amended as indicated in this chapter in Section 16.02.080, Section 105.3.2.

**R105.5 "Expiration"** is re-titled and amended as indicated in this chapter in Section 16.02.080, Section 105.5.

Section R105.10 "Properties with Violations" is added as follows:

**R105.10 Properties with Violations.** Unless a construction permit is being issued for correction purposes, no permit shall be issued for properties on which a building violation is found to exist if at the time of permit application said violation remains uncorrected. The Building Official shall have the authority to grant exceptions for individual cases, upon application of the owner or owner's representative, if health, accessibility, and/or life and fire safety is jeopardized.

Section R106.4.1 "Additional Plan Review" is added as follows:

For projects where changes in the scope of work require additional plan review, additional plan review fees shall be charged at the rate prescribed in chapter 16.90 of the Sacramento County Code.

**R108.1.1 "Fees"** is added as indicated in this chapter in Section 16.02.080, Section 109.1.1.

**R108.1.2 "Plan Review Fees"** is added as indicated in this chapter in Section 16.02.080, Section 109.1.2.

**R108.3 "Building Permit Valuations"** is amended as indicated in this chapter in Section 16.02.080, Section 109.3.

**R108.6 "Work Commencing Before Permit Issuance"** is amended as indicated in this chapter in Section 16.02.080, Section 109.4.

**R108.5 "Refunds"** is amended as indicated in this chapter in Section 16.02.080, Section 109.6.

**R109.5 “Reinspections”** is added as indicated in this chapter in Section 16.02.080, Section 110.7.

Section R110.1 “Certificate of Occupancy” is amended adding the following:  
**Exception 3.** The record of approved final inspections serves as approval of occupancy for R3 occupancies.

**R111.1.1 “Connection of Building Service Equipment”** is added as indicated in this chapter in Section 16.02.080, Section 112.1.1.

**R111.1.2 “Operation of Building Service Equipment”** is added as indicated in this chapter in Section 16.02.080, Section 112.1.2.

**R111.2 “Temporary Connection”** is amended as indicated in this chapter in Section 16.02.080, Section 112.2.

Section R112 “Board of Appeals” is amended as follows:

The Local Appeals Board, the Housing Appeals Board and the Board of Appeals shall be synonymous with the Board of Appeals established in this chapter in Section 16.02.080, Section 113.

**Section R113.5 “Authority to Condemn Building Service Equipment”** is added as indicated in this chapter in Section 16.02.080, Section 114.5.

**Section R113.6 “Connection after Order to Disconnect”** is added as indicated in this chapter in Section 16.02.080, Section 114.6.

**Section R115 “Unsafe Structures and Equipment”** is added.

**Section R115.1 “Unsafe Structures and Equipment”** is added as indicated in this chapter in Section 16.02.080, Section 116.1.

SECTION 2. Chapter 16.04, Title 16, of the Sacramento County Code is amended to read as follows:

## **CHAPTER 16.04 BUILDING CODE**

### **16.04.010 Title.**

This chapter shall be known and cited as the “Sacramento County Building Code” (hereinafter referred to as “this Code”).

### **16.04.020 Purpose.**

The purpose of this Code is to provide minimum standards to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, use, occupancy, location of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein.

### **16.04.030 Adoption of the California Building Code.**

The 2025 California Building Code, Title 24, Part 2 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq., (hereinafter referred to as the “Building Code”) and Building Code Appendices C (Group U –

Agricultural Buildings), H (Signs) and Q (Emergency Housing), and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter, Chapters 16.02 and 16.10 of the Sacramento County Code, all construction, alteration, moving, demolition, repair and use of any building or structure within this jurisdiction shall be made in conformance with the Building Code and any rules and regulations promulgated pursuant thereto.

**16.04.040 Definitions.**

As used in this chapter, the word "Code" means the Sacramento County Building Code.

Section AQ102.1 "Definitions," the following definitions contained therein are amended as follows:

"Emergency Housing. Housing in a permanent or temporary structure(s), occupied during a declaration of state of emergency, local emergency, or shelter crisis, and constructed or established by the County of Sacramento in a public facility, as defined by Government Code Section 8698(c). Emergency housing may include, but is not limited to, buildings and structures constructed in accordance with the California Building Standards Code; and emergency sleeping cabins, emergency transportable housing units, and tents constructed in accordance with this appendix."

"Emergency Housing Facilities. On-site common use facilities supporting emergency housing constructed or established by the County of Sacramento in a public facility, as defined by Government Code Section 8698(c). Emergency housing facilities include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water. The use of emergency housing facilities is limited exclusively to the occupants of the emergency housing, personnel involved in operating the housing, and other emergency personnel."

SECTION 3. Chapter 16.10, Title 16, of the Sacramento County Code is

amended to read as follows:

**CHAPTER 16.10 RESIDENTIAL CODE**

**16.10.010 Title.**

This chapter shall be known and cited as the "Sacramento County Residential Code" (hereinafter referred to as "this Code").

**16.10.020 Purpose.**

The purpose of this Code is to provide minimum standards to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, use, and location of all one and two family dwellings, townhouses and accessory structures as classified in Section 1.1.3 of the Residential Code.

**16.10.030 Adoption of the California Residential Code.**

The 2025 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq., (hereinafter referred to as the "Residential Code") and Residential Code Appendices BF (Patio Covers), BO (Existing Buildings and Structures), BG (Sound Transmission), and CJ (Emergency Housing), and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein. Except as otherwise provided by this chapter, Chapters 16.02 and 16.04 of the Sacramento County Code, all construction, alteration, moving, demolition, repair, and use of any building or structure within this jurisdiction shall be made in conformance with the Residential Code and any rules and regulations promulgated pursuant thereto.

**16.10.040 Definitions.**

As used in this chapter, the word "Code" means the Sacramento County Residential Code.

Section ACJ102.1 "Definitions," the following definitions contained therein are amended as follows:

"Emergency Housing. Housing in a permanent or temporary structure(s), occupied during a declaration of state of emergency, local emergency, or shelter crisis, and constructed or established by the County of Sacramento in a public facility, as defined by Government Code section 8698 (c). Emergency housing may include, but is not limited to, buildings and structures constructed in accordance with the California Building Standards Code; and emergency sleeping cabins, emergency transportable housing units, and tents constructed in accordance with this appendix.

"Emergency Housing Facilities. On-site common use facilities supporting emergency housing constructed or established by the County of Sacramento in a public facility, as defined by Government Code section 8698 (c). Emergency housing facilities include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water. The use of emergency housing facilities is limited exclusively to the occupants of the emergency housing, personnel involved in operating the housing, and other emergency personnel."

Definitions are amended to clarify requirements identified in Government Code section 8698.4 as applicable to Sacramento County.

**16.10.050 Residential Code Amended.**

Section R310.1 "Emergency Escape and Rescue Openings." R310.1 The exception to R310.1 is amended as follows:

Exceptions:

6. Emergency egress or rescue openings from sleeping rooms may exit into an unenclosed covered patio or porch area.

APPENDIX ABO 106.4 "Limitation of Reconstruction" is added as follows:

BO 106.4 Limitation of Reconstruction. When the scope of work for R-3 and U Occupancies involves the removal of 50% or more of the building within a one-year period, the project, existing and new, shall be considered as new construction, and the entire building may be required to comply with all currently adopted codes pursuant to a

determination by the Building Official. Fire sprinkler requirements shall be determined by the Building Official. Plan review and permit fees will be based on the valuation of the entire project as a new structure. The criteria for determining the reconstruction of more than 50% of a building may include the linear length of all existing walls interior and exterior or square footage of the building. However, an existing building under reconstruction with partial walls remaining shall not be considered a remodel but shall be considered new construction for the purpose of code compliance.

APPENDIX CI, Swimming Pool Safety Act is adopted.

APPENDIX CI, Section 115922 "Construction permit; safety features" is amended as follows:

a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with a barrier installed as described below, except in rare cases when the construction of a barrier is deemed infeasible by the Building Official, and the project includes at least two of the following drowning prevention safety features, or the swimming pool is constructed on a lot that is one (1) acre or larger and the project includes at least two of the following drowning safety features:

A. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:

1) Height of Barrier. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool.

2) Vertical Clearance. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches over soil and four inches over concrete, masonry or tile measured on the side of the barrier that faces away from the swimming pool.

3) Horizontal Members. When barriers have horizontal members spaced less than 45 inches apart, measured between the tops, the horizontal members shall be placed on the pool side of the barrier.

4) Decorative Design Work. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations, cutouts or other physical characteristics, that could serve as handholds or footholds, which renders the barrier easily climbable, is prohibited.

5) Openings. Openings in the barrier shall not allow passage of a one-and-three-quarters-inch diameter sphere, except in the following circumstances:

a) When vertical spacing between such openings is 45 inches or more, the opening size may be increased such that the passage of a four-inch-diameter sphere is not allowed; or

b) For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to four inches when the distance between the tops of horizontal members is 45 inches or more.

6) Gauge of Chain Link Fence. Chain link fences used as the barrier shall not be less than 11 gauge.

7) Mesh Size of Chain Link Fence. Maximum mesh size for chain link fences shall be a 1.75-inch square unless the fence is provided with slats which reduce the openings to no more than 1.75 inches.

8) Access Gates. Access gates shall comply with the requirements of subsections (A)(1) through (A)(7) of this section in addition to the following:

a) Pedestrian access gates shall be self-closing and have a self-latching device;

b) Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the gate:

c) The release mechanism shall be located on the pool side of the barrier at least three inches below the top of the gate; and

d) Pedestrian gates shall swing away from the pool;

e) Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

9) Aboveground Pool as Part of Barrier. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:

10) The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

11) The ladder or steps shall be a barrier that meets the requirements of subsections (1) through (8) of this section;

12) When the ladder or steps are secured, locked or removed, any openings created shall be protected by a barrier complying with subsections (1) through (8) of this section.

B. Barrier Requirements for Spas and Hot Tubs. For a non self-contained and self-contained spa or hot tub, protection shall comply with the requirements of subsection of this section, except in the following circumstance:

1) A self-contained spa or hot tub equipped with a listed safety cover.

C. Drowning Prevention Safety Features. In accordance with Section 115922 of the California Health and Safety Code, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single family home, the respective swimming pool or spa must be equipped with a barrier in compliance with SCC 16.10 (A), (B) and (C) and one other means of drowning prevention safety feature depending on the conditions listed below.

1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. This measure may be substituted for the barrier listed in section A.

2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

SECTION 4. Chapter 16.24, Title 16, of the Sacramento County Code is amended to read as follows:

#### **CHAPTER 16.24 PLUMBING CODE**

##### **16.24.010 Title.**

This chapter shall be known and cited as the "Sacramento County Plumbing Code" (hereinafter referred to as "this Code").

##### **16.24.020 Purpose.**

The purpose of this Code is to provide minimum requirements and standards for the protection of the public health, safety and welfare.

##### **16.24.030 Adoption of the California Plumbing Code.**

The 2025 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq., (hereinafter referred to as the "Plumbing Code") and Plumbing Code Appendices A, B, D, H, I, and J (hereinafter referred to as the "Appendix") and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein.

##### **16.24.040 Definitions.**

As used in this chapter, the word "Code" means the Sacramento County Plumbing Code.

##### **16.24.050 Amendments.**

The Plumbing Code, including Chapter 1 Division II is amended as follows:

A. Chapter 1 Division II Section 104.5 "Fees" is specifically not adopted.

B. Chapter 1 Division II Section 105.1.1 "Private Sewage Disposal Systems" is added as follows:

105.1.1 Private Sewage Disposal Systems. The installation of private sewage disposal systems is under the jurisdiction of the Environmental Compliance Division of the Sacramento County Environmental Management Department.

C. Section 609.3 "Under Concrete Slab" is amended as follows:

609.3 Under Concrete Slab. Water piping installed within a building and in or under a concrete floor slab resting on the ground shall be installed in accordance with the following requirements:

1. No ferrous water piping shall be installed in or under a concrete floor slab resting on the ground under any building or structure.

2. Copper or copper alloy tubing shall be installed without joints where possible. Where joints are permitted, they shall be brazed, and fittings shall be wrought copper.

For the purpose of this section, "within a building" shall mean within the fixed limits of the building foundation.

D. Section 707.4 "Cleanouts-Location-Exception (4)" is amended as follows:

707.4 Cleanouts-Location-Exception (4). An approved type of two-way cleanout fitting, installed inside the building wall near the connection between the building drain and the building sewer or installed outside of a building at the lower end of a building drain and extended to grade, shall be permitted to be substituted for an upper terminal cleanout. A single fitting two-way cleanout shall be of cast iron.

E. Section 1213.3 "Test Pressure" is amended as follows:

1213.3 Test Pressure. A 24-Hour Graph Recorder test is required to verify that there is no pressure loss in Medium Pressure Gas systems and systems two inches or larger that are over 200 feet of total developed length.

F. Appendix D is amended as follows:

Table D 101.1 Maximum Rates of Rainfall for Various Cities. Sacramento County: 2" of rainfall per hour and 0.021 gallons per minute per square foot.

SECTION 5. Chapter 16.28, Title 16, of the Sacramento County Code is amended to read as follows:

## **CHAPTER 16.28 ELECTRICAL CODE**

### **16.28.010 Title.**

This chapter shall be known and cited as the "Sacramento County Electrical Code" (hereinafter referred to as "this Code").

### **16.28.020 Purpose.**

The purpose of this Code is to provide minimum electrical system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, installation, and quality of materials.

**16.28.030 Adoption of the California Electrical Code.**

The 2025 California Electrical Code, Title 24, Part 3 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq., (hereinafter referred to as the “Electrical Code”) and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 of the Sacramento County Code, all electrical systems associated with construction, alteration, moving, demolition, repair, and use of any building, structure or building service equipment within this jurisdiction shall be made in conformance with the Electrical Code as amended herein, and any rules and regulations promulgated pursuant thereto.

**16.28.040 Definitions.**

As used in this chapter, the word “Code” means the Sacramento County Electrical Code.

**16.28.050 Amendments.**

The Electrical Code is amended as follows:

Section 230.28 "Service Masts as Supports" is amended to add subdivision (c) as follows:

Article 230.28(C) Minimum Size. When service masts are used as support, the minimum size shall be installed in 1 ½ inch (metric designator 41) minimum rigid metal or intermediate metal conduit.

Section 300.5 "Raceway Depth Requirement" is added as follows:

Article 300.5(L) Raceway Depth Requirement. All underground service entrance raceways shall be buried a minimum of 30 inches (0.76 m) below grade unless located below a concrete building slab, in which case, the depth may be reduced to 12 inches (0.3 m) below grade.

SECTION 6. Chapter 16.32, Title 16, of the Sacramento County Code is amended to read as follows:

**CHAPTER 16.32 MECHANICAL CODE**

**16.32.010 Title.**

This chapter shall be known and cited as the “Sacramento County Mechanical Code” (hereinafter referred to as “this Code”).

**16.32.020 Purpose.**

The purpose of this Code is to provide minimum system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within this jurisdiction.

**16.32.030 Adoption of the California Mechanical Code.**

The 2025 California Mechanical Code, Title 24, Part 4, of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq., (hereinafter referred to as the “Mechanical Code”) and Mechanical Code Appendix A (hereinafter referred to as the “Appendix”) and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein.

**16.32.040 Definitions.**

As used in this chapter, the word “Code” means the Sacramento County Mechanical Code.

**16.32.050 Amendments.**

The Mechanical Code is amended as follows:

- A. Chapter 1 Division II Section 104.5 “Fees” is specifically not adopted.
- B. Section 310.1 Condensate Disposal is amended as follows:

Section 310.1 Condensate Disposal. Condensate from air washers, air cooling coils, fuel burning condensing appliances and the overflow from evaporative coolers and similar water supplied equipment or similar air-conditioning equipment shall be collected and discharged to an approved plumbing fixture or approved disposal area.

An approved plumbing fixture for the purpose of this section shall be one of the following:

1.	An approved trapped and vented receptor connected to a sanitary sewer;
2.	A downspout when terminated in an approved disposal area.
An approved disposal area for the purpose of this section shall be one of the following:	
1.	A drywell with a rock fill;
2.	A planting area large enough to accept the discharge wastes;
3.	A storm drain system.
The waste pipe shall have a slope of not less than 1/8-inch per foot or 1 percent slope and shall be of approved corrosion-resistant material not smaller than the drain outlet size as required in either Section 312.3 or 312.4 of the Mechanical Code for air-cooling coils or condensing fuel-burning appliances, respectively.	
Condensate or waste water shall not drain over a public way or over any improved private walkway, driveway, or improved surface.	

SECTION 7. Chapter 16.34, Title 16, of the Sacramento County Code is

amended to read as follows:

**CHAPTER 16.34 GREEN CODE**

**16.34.010 Title.**

This chapter shall be known and cited as the “Sacramento County Green Code” (hereinafter referred to as “this Code”).

**16.34.020 Adoption of the California Green Building Standards Code.**

The 2025 California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq. (hereinafter referred to as the “Green Code”), and any rules and regulations promulgated pursuant thereto is hereby adopted and incorporated by reference herein.

SECTION 8. Chapter 16.36, Title 16, of the Sacramento County Code is amended to read as follows:

**CHAPTER 16.36 SWIMMING POOL CODE**

**16.36.010 Title.**

This chapter shall be known and cited as the “Sacramento County Swimming Pool Code” (hereinafter referred to as “this Code”).

**16.36.020 Purpose.**

The purpose of this Code is to provide minimum system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of swimming pools, spas and related equipment and appurtenances located within this jurisdiction.

**16.36.030 Conflicts with Other Laws or Ordinances.**

In the event of any conflict between this code and any law, rule or regulation of the State of California, that requirement which establishes the higher standard of safety shall govern.

**16.36.040 Adoption of the International Swimming Pool and Spa Code.**

The 2021 International Swimming Pool and Spa Code as published by the International Code Council, first edition, hereinafter referred to as “Swimming Pool Code,” is hereby adopted as amended and incorporated by reference herein.

**16.36.050 References.**

Public, commercial and residential swimming pools shall comply with Health and Safety Code Sections 115920 through 115929.

Authority: Health and Safety Code Section 115920 et seq., AB3305, Statutes 1996, C.925.

Residential swimming pools and spas shall comply with the requirements of the 2021 International Swimming Pool and Spa Code.

Residential, public and/or commercial swimming pools and spas shall comply with the requirements of Section 3109 of the 2025 California Building Code.

Residential, public and commercial swimming pools shall comply with the requirements of the 2025 California Electrical Code.

SECTION 9. Chapter 16.37, Title 16, of the Sacramento County Code is

amended to read as follows:

**CHAPTER 16.37 PROPERTY AND MAINTENANCE CODE**

**16.37.010 Title.**

This chapter shall be known and cited as the “Sacramento County Property Maintenance Code” (hereinafter referred to as “this Code”).

**16.37.020 Purpose.**

The purpose of this Code is to provide minimum system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the maintenance of property, installation, quality of materials, operation, maintenance of equipment and appurtenances located within this jurisdiction.

**16.37.030 Adoption of the International Property Maintenance Code.**

The 2024 International Property Maintenance Code hereinafter referred to as the “Property Maintenance Code,” and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein as published by the International Code Conference.

**16.37.040 Property Maintenance Code Amended.**

Section [A] 102.11 “Other laws” is amended as follows:

Every owner of real property within the unincorporated area of the County is required to maintain such property in a manner so as to not violate the provisions of this Code, the California Building Codes, and the Sacramento County Code and such owner remains liable for violations thereof regardless of any contract or agreement with any third party regarding such property. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

SECTION 10. Chapter 16.38, Title 16, of the Sacramento County Code is

amended to read as follows:

**CHAPTER 16.38 SIGN CODE**

**16.38.010 Title.**

This chapter shall be known and cited as the “Sacramento County Sign Code.”

**16.38.020 Purpose.**

The purpose of this chapter is to provide minimum standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures not located within a building.

The regulations of this chapter are not intended to permit any violation of the provisions of any other ordinance, code, or regulation.

**16.38.030 Adoption of Appendix Chapter H of the 2025 California Building Code.**

Appendix Chapter H of the 2025 California Building Code, Title 24, Part 2 of the California Code of Regulations, a portion of the California Building Standards Code as defined in California State Health and Safety Code Sections 17922 and 18901 et seq. (hereinafter referred to as the "Sign Code"), is hereby adopted as amended and incorporated by reference herein.

**16.38.040 Conflicting Regulations.**

In the event that provisions of this chapter conflict with other provisions of the Sacramento County Code, the provisions of this chapter shall govern; provided, however, that this chapter shall not authorize the erection, maintenance, construction, or use of any sign not otherwise authorized by the Zoning Code of Sacramento County.

**16.38.050 Application.**

Application for a permit shall be made to the Building Official upon a form provided by the County and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations, including drawings to scale indicating the sign, legend, or advertising message, location, dimensions, construction, electrical wiring and components, method of attachment and character of structural members of which attachment is to be made. If the Building Official deems it necessary, he may also require that a licensed engineer furnish information concerning the structural design and proposed attachments.

**16.38.060 Inspections.**

- A. Signs and sign footings for which a permit is required shall be subject to inspections by the Building Official.
- B. Signs containing electrical wiring shall be subject to the provisions of the Electrical Code, and the electrical components shall bear the label of an approved agency.
- C. The Building Official may order the removal of a sign that is not maintained in accordance with the provisions of this chapter.

**16.38.070 Clearance from Utility Lines.**

No permit shall be issued for any sign, and no sign shall be constructed or maintained that has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of California or rules and regulations duly promulgated by agencies thereof.

SECTION 11. Chapter 16.39, Title 16, of the Sacramento County Code is amended to read as follows:

## **CHAPTER 16.39 ENERGY CODE**

### **16.39.010 Title.**

This chapter shall be known and cited as the “Sacramento County Energy Code” (hereinafter referred to as “this Code”).

### **16.39.020 Adoption of the California Energy Code.**

The 2025 California Energy Code, Title 24, Part 6 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq. (hereinafter referred to as the “Energy Code”), and any rules and regulations promulgated pursuant thereto is hereby adopted and incorporated by reference herein.

SECTION 12. Chapter 16.41, Title 16, of the Sacramento County Code is amended to read as follows:

## **CHAPTER 16.41 HISTORICAL BUILDING CODE**

### **16.41.010 Title.**

This chapter shall be known and cited as the “Sacramento County Historical Building Code” (hereinafter referred to as “this Code”).

### **16.41.020 Purpose.**

The purpose of this code is to provide regulations for the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings or properties. To provide solutions for the preservation of qualified historical buildings or properties, to promote sustainability, to provide access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for reasonable safety of the occupants or users.

### **16.41.030 Adoption of the California Historical Building Code.**

The 2025 California Historical Building Code, Title 24, Part 8 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq. (hereinafter referred to as the “Historical Building Code”), and any rules and regulations promulgated pursuant thereto is hereby adopted and incorporated by reference herein.

### **16.41.040 Definitions.**

As used in this chapter, the word “Code” means the Sacramento County Historical Building Code.

SECTION 13. Chapter 16.42, Title 16, of the Sacramento County Code is amended to read as follows:

## **CHAPTER 16.42 EXISTING BUILDING CODE**

### **16.42.010 Title.**

This chapter shall be known and cited as the “Sacramento County Existing Building Code” (hereinafter referred to as “this Code”).

### **16.42.020 Purpose.**

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to fire fighters and emergency responders during emergency operations.

### **16.42.030 Adoption of the California Existing Building Code.**

The 2025 California Existing Building Code, Title 24, Part 10 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq. (hereinafter referred to as the “Existing Building Code”), and any rules and regulations promulgated pursuant thereto is hereby adopted and incorporated by reference herein.

### **16.42.040 Definitions.**

As used in this chapter, the word "Code" means the Sacramento County Historical Building Code.

### **16.42.050 Amendments.**

The Existing Building Code is amended as follows:

Section 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas is amended to read:

Section 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. The County Flood Ordinance, SZC-2016-0023, applies to buildings constructed in areas regulated therein.

Section 104.2.4.1 Flood hazard areas is amended to read:

Section 104.2.4.1 Flood hazard areas. The County Flood Ordinance, SZC-2016-0023, applies to buildings constructed in areas regulated therein.

SECTION 14. Chapter 16.43, Title 16, of the Sacramento County Code is

amended to read as follows:

## **CHAPTER 16.43 REFERENCED STANDARDS CODE**

### **16.43.010 Title.**

This chapter shall be known and cited as the “Sacramento County Referenced Standards Code” (hereinafter referred to as “this Code”).

**16.43.020 Adoption of the California Referenced Standards Code.**

The 2025 California Referenced Standards Code, Title 24, Part 12 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq. (hereinafter referred to as the “Existing Building Code”), and any rules and regulations promulgated pursuant thereto is hereby adopted and incorporated by reference herein.

SECTION 15. Chapter 16.90, Title 16, of the Sacramento County Code is

amended to read as follows:

**CHAPTER 16.90 CONSTRUCTION PERMIT FEES**

**16.90.010 Intent.**

It is the intent of the Board of Supervisors to group the fees required for various permits, associated with the construction process, into one fee schedule as contained in this chapter.

**16.90.020 Permit Fees.**

A. The fee for each permit shall be that as prescribed in Sections 16.90.025 and 16.90.030 of the Sacramento County Code.

B. The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value to be used in computing the permit fee shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire extinguishing systems, and any other permanent equipment.

C. The new permit fee schedule will apply to all permit applications received on or after the effective date of the new permit fee ordinance.

Plans submitted for plan review prior to the effective date of the new permit fee ordinance may be issued under the old permit fee schedule for 90 days. After the 90 day grace period, all permits will be issued under the new permit fee schedule.

**16.90.025 Annual Building Permit Fee Adjustment.**

All Building Permit Fees identified in Section 16.90.030 shall be adjusted annually to be consistent with the then current loaded labor rate for the position of Building Inspector II (BI-II). The adjusted fee schedule shall be published by written notice to the Clerk of the Board of Supervisors and shall be published on the Building Permits and Inspection Division’s website and in a conspicuous location accessible to the public.

**16.90.030 Fee Schedule.**

The building permit fee schedule shall be as follows:

A. Building Permit Fees<sup>1</sup>. New buildings, additions, alterations, fill-ins/tenant improvements, remodels, fire repairs that include structural and/or substantial repair, mobile/modular homes (permanent or temporary) and other structures requiring a plan review. Other construction related fees may also be assessed.

1. Permit fees for new, remodel or alteration of, and/or additions to, Group R, Division 3 and U or S occupancies accessory to residential/agricultural use.

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
\$1.00 to 2,000.00	(2.5 hourly units)
\$2,000.01 to 100,000.00	2.5 hourly units + (0.02186 x valuation <sup>2</sup> exceeding \$2,000.00 through \$100,000.00)
\$100,000.01 and greater	immediate fee above + (0.00973 x valuation <sup>2</sup> exceeding \$100,000.01 and greater)

2. Permit fees for buildings other than Group R, Division 3 and U or S occupancies accessory to residential/agricultural use to include new structures, additions, alterations, remodels and/or any type of improvement to commercial buildings.

Total Valuation <sup>2, 3</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
\$1.00 to 1,000.00	(3.5 hourly units)
\$1,000.01 to 2,000.00	(5.5 hourly units)
\$2,000.01 to 50,000.00	5.5 hourly units + (0.03792 x valuation <sup>2, 3</sup> exceeding \$2,000.00 to \$50,000.00)
\$50,000.01 to 500,000.00	immediate fee above + (0.02085 x valuation <sup>2, 3</sup> exceeding \$50,000.00 to \$500,000.00)
\$500,000.01 to 20,000,000.00	immediate fee above + (0.01112 x valuation <sup>2, 3</sup> exceeding \$500,000.00 to \$20,000,000.00)
\$20,000,000.01 to 40,000,000.00	immediate fee above + (0.007418 x valuation <sup>2, 3</sup> exceeding \$20,000,000.00 to 40,000,000.00)
\$40,000,000.01 to 100,000,000.00	immediate fee above + (0.003512 x valuation <sup>2, 3</sup> exceeding \$40,000,000.00 to 100,000,000.00)
Greater than \$100,000,000.00	immediate fee above + (0.002279 x valuation <sup>2, 3</sup> exceeding \$100,000,000.00)

- 1 Total building permit fee.
- 2 Rounded up to the next multiple of \$1,000.00.
- 3 The portion of the valuation allocable to permanent equipment for buildings in Section 16.90.030(A)(2) shall be calculated using the following schedule:

Actual Permanent Equipment Value	Valuation Used
Up to \$5,000,000	100% of actual equipment value
\$5,000,001 to 10,000,000	75% of actual equipment value
\$10,000,001 to 20,000,000	50% of actual equipment value
Over \$20,000,000	25% of actual equipment value

B. Plan Review Fee. Upon submittal of a plan for plan review, a plan review fee of 40% of the total building permit fee shall be collected for projects valued up to and including

\$40,000,000.00. The plan review fee for projects valued over \$40,000,000.00 shall be as noted in the table below. When the permit is issued, the balance of the total permit fee is due.

1. For production housing of three or more similar units or for three or more identical residential dwellings built on separate land parcels but within the same subdivision, the plan review portion of the permit shall be reduced by 50%.

2. For identical buildings and/or structures that are concurrently permitted on the same parcel of land, the plan review fee for the first building or structure shall be as indicated in subsection B above. The plan review fee for additional buildings or structures shall be reduced by 50%. There shall not be a reduction in the field inspection portion of the permit fee.

Total Valuation	Plan Review Fee (minimum fee based on current hourly BI-II rate)
\$40,000,000.01 to 100,000,000.00	40% of the fee calculation from \$40,000,000.01 to 100,000,000.00 + (0.000514 x valuation <sup>2, 3</sup> exceeding \$40,000,000.00 to 100,000,000.00)
Greater than \$100,000,000.00	immediate fee above + (0.000022 x valuation <sup>2, 3</sup> exceeding \$100,000,000.00)

2 Rounded up to the next multiple of \$1,000.00.

3 The portion of the valuation allocable to permanent equipment for buildings in Section 16.90.030(A)(2) shall be calculated using the following schedule:

Actual Permanent Equipment Value	Valuation Used
Up to \$5,000,000	100% of actual equipment value
\$5,000,001 to 10,000,000	75% of actual equipment value
\$10,000,001 to 20,000,000	50% of actual equipment value
Over \$20,000,000	25% of actual equipment value

C. Other Building Permit Fees<sup>1</sup>.

1. Carports, decks, patio covers, fences, reroof, demolitions, fire repairs, and other structures not requiring a plan review.

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
\$1.00 to 1,000.00	1.0 hourly unit
\$1,000.01 to 10,000.00	1.0 hourly unit + (0.02224 x valuation <sup>2</sup> exceeding \$1,000.00 to \$10,000.00)
\$10,000.01 and greater	immediate fee above + (0.01390 x valuation <sup>2</sup> exceeding \$10,000.00)

2. Carports, decks, patio covers, fences, private garages, roof re-pitches, fire repairs, barns and other structures requiring a minimal plan review.

<b>Total Valuation<sup>2</sup></b>	<b>Fee<sup>1</sup> (minimum fee based on current hourly BI-II rate)</b>
\$1.00 to 1,000.00	1.5 hourly unit
\$1,000.01 to 10,000.00	1.5 hourly unit + (0.02855 x valuation <sup>2</sup> exceeding \$1,000.00 to \$10,000.00)
\$10,000.01 and greater	immediate fee above + (0.01390 x valuation <sup>2</sup> exceeding \$10,000.00)

3. For all permits issued subsequent to March 1, 2008, voluntary contributions of public amenities such as art, memorials, fountains or other displays not requiring plan review. The determination of a qualified public amenity shall be made by the Planning Director. Any appeal from such a determination shall be heard by the Board of Supervisors.

<b>Total Valuation<sup>2</sup></b>	<b>Fee<sup>1</sup> (minimum fee based on current hourly BI-II rate)</b>
\$1.00 to 1,000.00	1.0 hourly unit x 50%
\$1,000.01 to 10,000.00	(1.0 hourly units + (0.02224 x valuation <sup>2</sup> exceeding \$1,000.00 to \$10,000.00)) x 50%
\$10,000.01 and greater	immediate fee above + (0.01390 x valuation <sup>2</sup> exceeding \$10,000.00 x 50%)

4. For all permits issued subsequent to March 1, 2008, voluntary contributions of public amenities such as art, memorials, fountains or other displays requiring a minimal plan review. The determination of a qualified public amenity shall be made by the Planning Director. Any appeal from such a determination shall be heard by the Board of Supervisors.

<b>Total Valuation<sup>2</sup></b>	<b>Fee<sup>1</sup> (minimum fee based on current hourly BI-II rate)</b>
\$1.00 to 1,000.00	2.0 hourly units x 50%
\$1,000.01 to 10,000.00	(2.0 hourly units + (0.02224 x valuation <sup>2</sup> exceeding \$1,000.00 to \$10,000.00)) x 50%
\$10,000.01 and greater	immediate fee above + (0.01390 x valuation <sup>2</sup> exceeding \$10,000.00 x 50%)

1 Total building permit fee.

2 Rounded up to the next multiple of \$1,000.00.

D. Special Fees and Valuations. Valuation modification for high value equipment included as part of the permit project costs. The portion of the valuation allocable to permanent equipment for buildings in subsection (A)(2) of this section shall be calculated using the following schedule:

<b>Actual Permanent Equipment Value</b>	<b>Valuation Used</b>
Up to \$5,000,000	100% of actual equipment value
\$5,000,001 to 10,000,000	5,000,000 + (75% of the actual equipment valuation between 5 and 10,000,000)
\$10,000,001 to 20,000,000	8,750,000 + (50% of the actual equipment valuation between 10 and 20,000,000)
Over \$20,000,000	13,750,000 + (25% of actual equipment value > 20,000,000)

E. Single Discipline of Plumbing, Mechanical or Electrical Permit Fees and Miscellaneous Permit Fees for One Discipline.

<b>Total Valuation<sup>2</sup></b>	<b>Fee<sup>1</sup> (minimum fee based on current hourly BI-II rate)</b>
\$1.00 to 1,000.00	0.9 hourly units
\$1,000.01 to 10,000.00	0.9 hourly units + (0.025 x valuation <sup>2</sup> exceeding \$1,000.00 to \$10,000.00)
\$10,000.01 and greater	immediate fee above + (0.015 x valuation <sup>2</sup> exceeding \$10,000.00)

- 1 Total permit fee.
- 2 Rounded up to the next multiple of \$1,000.00.

F. Miscellaneous Permit for Two Disciplines.

<b>Total Valuation<sup>2</sup></b>	<b>Fee<sup>1</sup> (minimum fee based on current hourly BI-II rate)</b>
\$1.00 to 2,000.00	1.8 hourly units
\$2,000.01 to 10,000.00	1.8 hourly units + (0.025 x valuation <sup>2</sup> exceeding \$2,000.00 to \$10,000.00)
\$10,000.01 and greater	immediate fee above + (0.015 x valuation <sup>2</sup> exceeding \$10,000.00)

- 1 Total permit fee.
- 2 Rounded up to the next multiple of \$1,000.00.

G. Miscellaneous Permit Fees for Three Disciplines.

<b>Total Valuation<sup>2</sup></b>	<b>Fee<sup>1</sup> (minimum fee based on current hourly BI-II rate)</b>
\$1.00 to 3,000.00	2.7 hourly units
\$3,000.01 to 10,000.00	2.7 hourly units + (0.025 x valuation <sup>2</sup> exceeding \$3,000.00 to \$10,000.00)
\$10,000.01 and greater	immediate fee above + (0.015 x valuation <sup>2</sup> exceeding \$10,000.00)

- 1 Total permit fee.
- 2 Rounded up to the next multiple of \$1,000.00.

H. Sign Permit Fees<sup>1</sup>.

1. Permit fee for illuminated signs (all types: wall, pole, freestanding and monument).

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
\$1.00 to 5,000.00	3 hourly units
\$5,000.01 and greater	3 hourly units + (0.02 x valuation <sup>2</sup> exceeding \$5,000.00)

2. Permit fee for non-illuminated signs (freestanding, pole and monument).

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
All Sign Sizes/ Values	2.5 hourly units

3. Permit fee for non-illuminated signs (wall/appendage).

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
All Sign Sizes/ Values	1.5 hourly units

1 Total permit fee.

2 Rounded up to the next multiple of \$1,000.00.

I. Swimming Pool/Spa Permit Fees<sup>1</sup>.

1. Permit fee for private pool.

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
\$1.00 to 1,000.00	2.0 hourly units
\$1,000.01 to 10,000.00	2 hourly units + (0.02365 x valuation <sup>2</sup> exceeding \$1,000.00 to 10,000.00)
\$10,000.01 and greater	immediate fee above + (0.01947 x valuation <sup>2</sup> exceeding \$10,000.00)

2. Permit fee for public pool.

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
\$1.00 to 1,000.00	3.0 hourly units
\$1,000.01 to 10,000.00	3.0 hourly units + (0.02000 x valuation <sup>2</sup> exceeding \$1,000.00 to 10,000.00)
\$10,000.01 and greater	immediate fee above + (0.01947 x valuation <sup>2</sup> exceeding \$10,000.00)

3. Permit fee for separate private or public spa.

Total Valuation <sup>2</sup>	Fee <sup>1</sup> (minimum fee based on current hourly BI-II rate)
\$1.00 to 2,000.00	2.5 hourly units
\$2,000.01 and greater	2.5 hourly units + (0.01947 x valuation <sup>2</sup> exceeding \$2,000.00)

1 Total permit fee.

2 Rounded up to the next multiple of \$1,000.00.

J. Permits for modular/mobile homes and temporary mobile homes shall use fee calculation in subsection (A)(1) and shall be based upon 25% of the current County of Sacramento Building Permits and Inspection Division Building Valuation Table.

K. The building compliance inspection fee shall be based upon current hourly unit rate. The minimum fee shall be three and one-half hourly units (\$406).

L. Inspection and Posting of a Building to Be Moved Fee.

Application and inspection fee	3.5 hourly units
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When the application indicates that the building is to be moved from a location outside of the County of Sacramento, the applicant shall pay additional hourly unit fees for time expended by the inspector plus current Federal mileage fees for miles driven.

M. Solar Permit Fees.

1. Residential rooftop solar panel fees (calculated per SB1222/Cal. Govt. Code Section 66015 limits).

System Size - Kilowatts	Solar Fees (minimum fee based on hourly BI-II rate)
1 kW to 8 kW	fees are calculated based on Cal. Gov't Code sections 65850.55, 66016 and Health and Safety Code Section 17951. Fees are limited pursuant to Gov't Code Sect 66015.
9 kW to 15 kW	fees are calculated based on Cal. Gov't Code sections 65850.55, 66016 and Health and Safety Code Section 17951. Fees are limited pursuant to Gov't Code Sect 66015.
16 kW and greater	fee calculated is fee immediately above plus \$15.00 per additional kW over 15kW

2. Commercial rooftop solar panel fees (calculated per SB1222/Cal. Govt. Code Section 66015 limits).

System Size - Kilowatts	Solar Fees (minimum fee based on hourly BI-II rate)
1 kW to 17 kW	fees are calculated based on Cal. Gov't Code sections 65850.55, 66016 and Health and Safety Code Section 17951. Fees are limited pursuant to Gov't Code Sec. 66015.
18 kW to 50 kW	fees are calculated based on Cal. Gov't Code sections 65850.55, 66016 and Health and Safety Code Section 17951. Fees are limited pursuant to Gov't Code Sec. 66015.
51 kW and above (up to 250 kW)	immediate fee above plus \$7.00 for each additional system kW up to 250 kW
251 kW and greater	immediate fee above plus \$5.00 for each additional system kW over 250kW

3. Solar permit fees for ground mount panels for commercial or residential projects

<b>System Size - Kilowatts</b>	<b>Fee (minimum fee based on current hourly BI-II rate)</b>
1 kW to 10 kW	7 hourly units
11 kW to 1.0 MW	7 hourly units + 1 hourly unit for each additional 10 kW or portion thereof
1 MW and greater	106 hourly units + 25 hourly units for each additional MW or portion thereof

N. Flat Rate Permit Fees.

1. Replacement Window Permit Fees. A fee of 1 hourly unit shall be charged for replacement of up to and including two windows. A fee of 2 hourly units shall be charged for replacement of three or more windows.

2. Reroof Fees.

<b>Reroofs (fee based on 3 square increments):</b>				<b>Hourly Unit Rate (BI-II rate)</b>	
<b>Add 0.2 hourly units per 3 Square beginning with 11-13.</b>		<b>Add 0.12 hourly unit per 3 Square (beginning 35 &amp; above)</b>		<b>Add 0.08 hourly units per 3 Square (61 &amp; above)</b>	
<b>Squares</b>	<b>Total Fee</b>	<b>Squares</b>	<b>Total Fee</b>	<b>Squares</b>	<b>Total Fee</b>
1 to 10 (base fee of 1.5 fee units)	1.5 hourly unit	35 to 37	**	62 to 64	****
11 to 13	*	38 to 40	***	65 to 67	*****
14 to 16	*	41 to 43	***	68 to 70	*****
17 to 19	*	44 to 46	***	71 to 73	*****
20 to 22	*	47 to 49	***	74 to 76	*****
23 to 25	*	50 to 52	***	77 to 79	*****
26 to 28	*	53 to 55	***	80 to 82	*****
29 to 31	*	56 to 58	***	83 to 85	*****
32 to 34	*	59 to 61	***	86 to 88	*****

(Reroof permit fees do not include fees for structural repairs or additional roof work.)

\*Fee immediately above plus 0.2 hourly units.

\*\*Fee calculation from 32 to 34 plus .0.12 hourly units

\*\*\*Fee calculation immediately above plus 0.12 hourly units

\*\*\*\*Fee calculation from 59 to 61 plus 0.08 hourly units

\*\*\*\*\*Fee calculation immediately above plus 0.08 hourly units

3. Residential HVAC, Water Heaters and Miscellaneous Electric.

	<b>Units</b>	<b>Fee</b>
<b>HVAC replacement (includes electrical disconnect)</b>		
Split system or rooftop	3	3 hourly units
Package/ground	2.5	2.5 hourly units
Condenser only, furnace only or wall-mount heater	2	2 hourly units
Add 1/2 hour for each of the following:		
New/replaced ducting system	0.5	0.5 hourly units
New/replaced gas piping	0.5	0.5 hourly units
New/replaced electrical branch circuit	0.5	0.5 hourly units
2nd HVAC system on same property and same permit	Fee at 50% of above calculation	
<b>Water Heater</b>		
Gas or electric replacement	0.71	0.71 hourly units
New cut-in or replacement with change in energy source	0.9	0.9 hourly units
New tankless water heater	0.9	0.9 hourly units
2nd water heater on same permit	0.5	0.5 hourly units
<b>Electric Panels</b>		
200 amp (& less) single phase replacement	1.0	1.0 hourly units
Additional distribution panel	0.5	0.5 hourly units
Panel repair (such as a breaker replacement)	1	1 hourly unit

O. Other Inspections and Fees.

Issuance of each supplemental permit (permit change)	1 hourly unit
Inspection outside of normal business hours <sup>1</sup>	Directly billed based upon current labor rate with 3 hour minimum
Inspections for which no fee is specifically indicated <sup>3</sup>	Directly billed based upon current labor rates. Minimum one hour.
Each re-inspection	1.5 hourly units
Administrative fee, temporary certificate of occupancy	2 hourly units
Issuance of duplicate certificate of	Minimum of 1 hourly unit plus research

occupancy	time
Permit research and written responses	Directly billed based upon current labor rates
Additional plan review required by changes, additions, or revisions to approved plans <sup>2</sup>	Directly billed based upon current labor rates
Plan review for miscellaneous permits <sup>2</sup>	Directly billed based upon current labor rates
Boundary adjustment reviews <sup>2</sup>	Directly billed based upon current labor rates
Pre-application building reviews	Directly billed based upon current labor rates
Un-finaled permit investigations <sup>2</sup>	Directly billed based upon current labor rates
Expedited plan reviews	Normal plan review fees plus directly billed based upon current labor rates
Filing fee for Building Board of Appeals	\$500.00
Filing fee for Joint City/County Disabilities Appeals Board	\$250.00
Abatement of building code violation(s) <sup>3</sup>	Directly billed based upon current labor charges plus all other associated costs to abate the violation including, but not limited to, fencing, board-up, repair, demolition, mailings, postings, recordings, appeals, Hearing Officer costs, inspection warrants, attorneys' fees, administrative costs and collection costs
Scan fee for approved plans and submittal documents	Electronic copies of all approved plan pages and documents shall be provided to the County of Sacramento Building Permits and Inspection by the applicant. The electronic submittal will be in a standard PDF format on acceptable electronic media. If the applicant chooses to have the County scan all documents into our records, a charge of \$5.00 per plan page for paper larger than 11" x 17"; \$1.00 for 8.5" x 14" and/or 11" x 17" and \$0.50 per standard 8.5" x 11" document page will be charged

- 1 Minimum charge: Three hours.
- 2 Minimum charge: One-half hour.
- 3 Minimum charge: One hour.

\* The term "Directly Billed" refers to the labor rate of the employee performing the task

P. After Hours Inspections. The fee for after hours and emergency call out inspections shall be a minimum of three units overtime (OT) at the current BI-II rate. 3.0 OT Units.

Q. Zone Check Fee. A fee of 13% of the building plan review fee shall be collected per Board Resolution 2001-0462 for the Planning Division's zone check function.

R. Long Range Planning Fee. A fee of 7% of the total permit fee (building permit fee and plan review fee) shall be charged for all permits that require a review by the Planning Division pursuant to Section 6.1.4 of the Sacramento County Zoning Code.

S. Environmental Compliance Fee. A fee of \$40 shall be charged by the Planning and Environmental Review Division for all Business Permits issued pursuant to subsections (A)(1) and (A)(2) of this section.

T. Green Fee. Pursuant to SB1473 and CA Health and Safety Code Sections 18930.5, 18931.6, 18931.7, and 18938.3, a fee of \$4 per \$100,000 with appropriate fractions thereof, but not less than one dollar shall be assessed for deposit in the Building Standards Administration Special Revolving Fund for expenditure in carrying out the provisions associated with green building standards.

U. BEREC (Business Environmental Resource Center) Fee. A BEREC fee is applicable to new commercial and alteration type permits only. This fee shall be 0.025 percent of the construction valuation.

V. County Contract Building Project Fee (Case Type CCBP). Fees for County Contract Building Projects requiring building permits per the CA Building Code and State statutes shall be reduced to 80% of the plan review fees found within this fee schedule. Applicants may also be charged for inspection services performed by another authorized County department, division or firm. Permits and certificates of occupancy shall be issued for County building projects in conjunction with the authorized field inspection staff's approval.

W. Temporary Connection of Service Utility Fee. A processing fee of \$174 or one and one-half (1.5) hours at the current BI-II rate shall be charged for the temporary connection of any service utility. Additionally, in order to receive temporary service connection, all temporary connection applicants must deposit \$5,000 or a five thousand dollar (\$5,000.00) bond with the County Building Permits and Inspection Division. The deposit shall be maintained in an interest bearing account and shall be refunded to the applicant after final inspection approval for the project is received from the Building Official. The deposit and any interest thereon shall be retained by the County if final inspection approval is not obtained within three years from the date the deposit is made. This time may be extended if the Building Official determines that final inspection approval is being diligently pursued but has not been obtained due to exigent or unforeseen circumstances. Deposits retained by the County shall be placed in a specific fund which shall be used for Building Code compliance monitoring and enforcement purposes.

X. Temporary Occupancy Deposit. In order to receive a temporary certificate of occupancy before the completion of the entire work covered by a permit, all

temporary occupancy applicants must deposit \$5,000 or a five thousand dollar (\$5,000.00) bond with the County Building Permits and Inspection Division. The deposit shall be maintained in an interest bearing account and shall be refunded to the applicant after final inspection approval for the project is received from the Building Official. The deposit and any interest thereon shall be retained by the County if the temporary certificate of occupancy expires before final inspection approval is obtained or if final inspection approval is not obtained within three years from the date the deposit is made. This time may be extended if the Building Official determines that final inspection approval is being diligently pursued but has not been obtained due to exigent or unforeseen circumstances. Deposits retained by the County shall be placed in a specific fund which shall be used for Building Code compliance monitoring and enforcement purposes.

Y. CASp Fee. Pursuant to California Civil Code Section 55.53(d)(3), a fee of 10% of the Building Permit Fee shall be collected when accessibility plan review by a Certified Access Specialist is required.

Z. Energy Plan Review Fee. A fee of five percent of the building Plan Review Fee shall be collected when an energy plan review is required pursuant to the Building Energy and Efficiency Standards in California Code of Regulations, Title 24, Part 6.

AA. Agricultural Building Permit Fee. The permit fee for any agricultural building as defined in Section 202 of the California Building Code shall be calculated as follows:

1. Two hours at the current BI-II hourly rate for structures greater than 144 square feet and less than or equal to 500 square feet in the AR and AG zones;
2. Two and one-half hours at the current BI-II hourly rate for structures between 501 and 5,000 square feet and for pole barns up to 10,000 square feet; and
3. Five hours at the current BI-II hourly rate for structures between 5,001 and 10,000 square feet.

SECTION 16. This ordinance was introduced and the title thereof read at the regular meeting of the Board of Supervisors on April 28, 2026, and on May 12, 2026, further reading was waived by the unanimous vote of the Supervisors present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Serna, seconded by Supervisor Kennedy, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 12th day of May 2026, by the following vote:

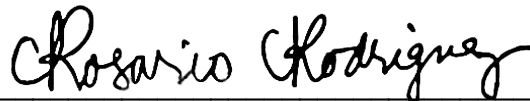
AYES: Supervisors Desmond, Hume, Kennedy, Serna, Rodriguez

NOES: None,

ABSENT: None

ABSTAIN: None

RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))



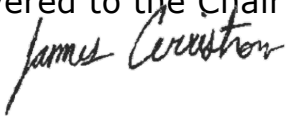
Chair of the Board of Supervisors  
of Sacramento County, California



FILED by the Board of Supervisors  
on May 12, 2026

ATTEST:   
Clerk, Board of Supervisors

3232479

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chair of the Board of Supervisors, County of Sacramento on May 12, 2026 by , Deputy Clerk