



County of Yolo

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M E M O R A N D U M

TO: Interested Parties

FROM: Tom Davis, Chief Building Official
Stephanie Cormier, Principal Planner, Task Force

DATE: June 14, 2018

RE: Procedures for Permitting Shipping Containers

The purpose of this memorandum is to provide an informational guide on the County's procedures and requirements for permitting shipping containers, also known as sea-land cargo containers or conex boxes.

Please note: *Shipping containers used solely for the purpose of storage, such as storing equipment, and which do not include utilities, are not subject to the below requirements. Shipping containers that will be used or intended for supporting any other use or occupancy shall require permitting.*

Whether used on a permanent or seasonal basis, shipping containers are regulated in the same way as any other structure intended for occupancy, other than for storage. Once they are occupied, or identified for a specific use, a shipping container is considered a structure and is therefore required to meet the building code requirements for that occupancy class or use. Such uses include, but are not limited to, indoor cultivation and processing activities associated with commercial cannabis operations. The Chief Building Official has the ultimate authority to render interpretations of the County Code, and shall enforce such rules and regulations to ensure compliance with **Title 24 California Building Codes**.

The following standards have been identified for obtaining a building permit for siting a shipping container (permanent or seasonal), and a site plan is required:

- All required setbacks shall be met, including buffers
- Permit fee amounts shall be based upon the building valuation using the same unit costs as for a pre-fabricated or stick-built structure
- Shipping containers in flood hazard areas shall comply with the County's Flood Protection Ordinance
- Permanent uses require anchoring on concrete foundations capable of withstanding all imposed vertical and horizontal loads; the design shall be acceptable to the Chief Building Official
- Alterations to the container shall be designed and detailed by an engineer or architect licensed in the State of California, and must comply with all applicable code requirements for the intended occupancy or use
- Fire standards shall apply
- Siting a shipping container for seasonal (temporary) use requires issuance of a single, one-time permit, so long as the location does not change; changing the location requires a new permit