



Department of Community Services
County of Yolo

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APPLICATION FOR AG EXEMPT

This application shall be completed by the property owner.

Administrative Review

Before constructing an ag exempt building, the owner or builder must submit an application and site plan to the Yolo County Department of Community Services, Building Division. This administrative review will verify that the structure meets the requirements for an ag exempt structure, but it does not include plan review of the plans or inspection of the construction.

Optionally, the owner or builder may request a foundation inspection to verify that the construction matches a submitted foundation plan. This will not include plan review and is only intended to verify the existing condition before covering the foundation dimensions and reinforcement to simplify future conversion of the building for a use that is not exempt from permitting requirements.

The structure is not ag exempt if it is a repair shop, hulling, packing or processing operation, riding arena, store, facility that the public will use, homes, farm office, commercial trucking company, warehouse or similar type of use. Buildings with a mixture of exempt and non-exempt uses are not eligible for an ag exempt permit.

Project Information

Site Address	_____	Date	_____
City, State, Zip	_____	APN	_____
Valuation	\$ _____	Includes all labor and material at market rates.	
Description	_____		

Owner

Name	_____	Address	_____
Phone	_____	City, State, Zip	_____
Email	_____		

Contractor To be determined Owner-Builder (attach Owner-Builder form)

Name	_____	Address	_____
Phone	_____	City, State, Zip	_____
Email	_____	License #	_____

Application for Ag Exempt

Project Information

Building Area _____ ft² Building Height _____ ft

of Stories _____

Building Type Conventional Light-Frame Wood Construction

Engineered Wood Construction

Engineered Metal Building

Other: _____

1. How many exits does the structure have? _____

2. Is the longest travel distance to an exit 300 feet or less? _____

3. What is the shortest property line setback? _____ ft

4. What is the shortest building separation? _____ ft

5. How will the structure be used?

6. Will this project affect any drainage or waterway? If yes, explain:

7. To the best of your knowledge and information, will the proposed work have a significant impact on the environment? If yes, explain:

8. Is the project in an area identified as habitat in the Yolo County General Plan? If yes, explain:

9. List of type and quantity of all animals that will be housed in the structure:

10. Describe the equipment or ag products that will be stored in the structure:

11. How often will employees enter the structure? How long will they remain in the structure?

12. How often will customers enter the structure? How long will they remain in the structure?

13. Will humans sleep in the structure or use it for habitation?

Application for Ag Exempt

14. List the businesses that operate on this site:

15. List the products that will be processed, packaged or treated in the structure:

16. Describe all of the electrical, mechanical, or plumbing that will be installed in the structure:

17. What is the land use zone for the site?

18. What is the flood zone for the site?

_____ (Structures in Flood Zones A, AE, or AO are not exempt from a permit except in limited cases.)

19. Is the site in the Wildland Urban Interface?

Agreement to Limit Use to Agricultural Operations

_____ I certify that the above information is true and correct.

_____ I understand that an **AGRICULTURAL BUILDING** is defined as follows: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

_____ Any change to the use or the structure that modifies any of the above answers will be submitted to the building division for ag exempt review. Any change of use without authorization may result in a code violation with fines of up to \$1,000 per violation per day plus fees for staff time administering the code violation. The County will seek abatement and full cost recovery in accordance with Yolo County Code Title 1, Chapter 5 Code Enforcement.

_____ I acknowledge that the exemption from a building permit does not waive the building code. The structure will be constructed in accordance with the current edition of the California Building Code for a Group U Agricultural Building, along with any federal, state, or local regulations that apply.

_____ I hereby agree to indemnify, defend, and hold harmless the County and its agents, officers and employees from any claim, action, or proceeding against the County or its agents, officers, or employees, arising from performance or nonperformance of my obligations under this agreement.

_____ The terms of this agreement shall bind and inure to the benefit of the parties and their heirs, legal representatives, transferees, and assigns.

_____ I declare under penalty of perjury according to the laws of the State of California, that I understand all of the foregoing requirements, and that all information provided by me is true and correct.

Owner Signature: _____ Date: _____

SUBMITTAL CHECKLIST

Site Plan

- The plan must be clear and legible.
- 11x17 paper or larger (electronic PDF preferred)
- Include a written scope of work, site information (address, APN) and owner information.
- Show the entire parcel and all structures on the parcel, with the area of work shown at a scale of approximately 1" = 20'. If necessary, use two site maps at different scales to show the full parcel and the work area at the required scale.
- Clearly draw the perimeter of the proposed ag exempt structure
- Dimension the structure
- Show grading and drainage information
- Show a 20-ft fire department site access driveway.
- Show well, septic tank, and leach lines if applicable.
- Show clearance to utilities such as PG&E

Submittal Forms

Building Division review requires the following forms:

- Application for Ag Exempt
- Owner-Builder Form and/or Owner's Authorization if applicable.

Integrated Waste Management review requires the following forms:

- IWM Construction and Demolition Debris Recycling Plan.

Environmental Health review requires the following forms:

- Environmental Health Land Use Review Survey

Planning will contact the applicant if forms are required. See [Yolo County Code 8-2.3 Agricultural Zones](#) for setback requirements.

Public Works will contact the applicant if forms are required. An encroachment permit is required for driveways connecting to a county-maintained road.

Fire District: Upon submittal of your application, you will be given a form to take to your fire district with your site plan. *This review may take two weeks.* The district will review the site plan and complete the form. You may be required to pay impact fees or modify your plan to meet fire access requirements.

AG EXEMPT REQUIREMENTS

Structure Requirements

Buildings are limited to:

1. Maximum Stories: two
2. Maximum Height: 40-ft for wood, 55-ft for noncombustible
3. Maximum Area: 12,000-sf for wood and 18,000-sf for noncombustible materials
 - a. *Exception: Area is not limited if the building is completely surrounded by 60-ft open yards.*
4. Minimum number of exits: one per 15,000-sf or fraction thereof
5. Maximum exit travel distance: 300-ft
6. Electrical, Mechanical, and Plumbing systems are not exempt and require a separate permit:
 - a. Electrical is limited in accordance with the attached policy on Electrical Service Ag Exempt Structures.
 - b. Mechanical is limited to ventilation fans.
 - c. Plumbing is limited to water for livestock.

Licensed Design Authority

Any person may prepare the site plan for an Application for Ag Exempt. The owner must complete the application and sign the agreement.

Timeline

Typical plan review time for an Application for Ag Exempt is 3 weeks for initial review. If the initial application is not approved, additional plan review will be completed within 1 week of receiving a response to the plan review comments.

Abandoned Application

An Application for Ag Exempt shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith. A permit holder may request in writing to extend an unexpired permit for up to 180 days if justifiable cause is demonstrated.

Expiration of Approval

Every Approval of Ag Exempt remains valid if the work on the site authorized by that approval is commenced within 12 months after its approval, unless the owner has abandoned the work authorized by the approval. The owner may request in writing to extend an unexpired approval for up to 180 days if justifiable cause is demonstrated.

AG EXEMPT FEE EXAMPLES

FEE	TYPE	DETAIL	Small	Medium	Large
Building Area			400	4,000	20,000
Calculated Valuation			\$21,274	\$212,736	\$1,063,680
Ag Exempt Review Fee	<u>FLAT</u>	Application Review	\$173	\$173	\$173
Application Fee	<u>FLAT</u>	Permit Tech Time	\$67.00	\$67.00	\$67.00
Issuance Fee	<u>FLAT</u>	Permit Tech Time	\$56.00	\$56.00	\$56.00
Planning Review	<u>FLAT</u>	Planning Review	\$160.00	\$160.00	\$160.00
Building Standard Fee	<u>%</u>	State Fee	\$1.00	\$9.00	\$43.00
IWM C&D Review	<u>FLAT</u>	IWM Review	\$164.00	\$164.00	\$164.00
Environmental Health Building Plan Review	<u>FLAT</u>	EH	\$472.00	\$472.00	\$472.00
General Plan Cost Recovery	<u>%</u>	Administrative	\$8.65	\$8.65	\$8.65
Issuance Technology Fee	<u>%</u>	Computer Systems	\$3.36	\$3.36	\$3.36
Landfill Technology	<u>%</u>	Computer Systems	\$9.84	\$9.84	\$9.84
Planning Technology Fee	<u>%</u>	Computer Systems	\$9.60	\$9.60	\$9.60
Seismic Fee	<u>%</u>	State Fee	\$5.96	\$59.57	\$297.83
Submittal Technology Fee	<u>%</u>	Computer Systems	\$14.40	\$14.40	\$14.40
TOTAL PERMIT FEE			\$971.81	\$1,033.42	\$1,305.68

ELECTRICAL PERMITS FOR AG EXEMPT STRUCTURES

Yolo County Code Section 7-1.04(b) requires, “All plumbing and/or electrical work will be under a separate permit. No water or electricity shall be provided to the interior of the proposed building other than electricity for lighting and ventilation, water for livestock, and such other limited purposes as are reasonably necessary for the permitted uses of the building.”

Load Limits

During plan review and inspection of electrical permits serving Permit Exempt Agricultural Structures, electrical shall be limited to **120 Volts** with a main disconnect limited to the next highest standard size of disconnect for the sum of the following loads, with applicable adjustment factors required by the CA Electrical Code:

1. Load for mechanical ventilation fans shall be the manufacturers labeled rating.
2. Load for lighting shall be limited in accordance with the CA Energy Code for “other structures”. The 2019 CA Energy Code limits this to a maximum of 0.4 W/ft².

$$(\text{_____ ft}^2) \times (0.4 \text{ W/ft}^2) \div (120 \text{ V}) = \text{_____ A}$$

Examples providing for estimating:

6,000 ft ²	20 A
10,000 ft ²	33 A
20,000 ft ²	67 A

3. Load for receptacle outlets shall be limited to a maximum of 20 Amperes. There shall be no more than 10 outlets.
4. No other loads shall be permitted without written approval. Requests for approval shall include the size of the proposed load.

CHANGE OF USE FROM AG EXEMPT

What is a Change of Use?

The California Building Code requirements are based on building use. Any change of use and occupancy classification requires a building permit to determine that the building code requirements are being met for the new use. At the time of construction of an ag exempt structure, the owner signs an "Agreement to Limit Use to Agricultural Operations".

A processing building, classified as Use and Occupancy Group F-1, serving as a place of employment for where agricultural products are processed, treated, or packaged, does not fall within the exemption. Therefore, processing buildings require a building permit.

Change of Use Review

The Building Division will charge hourly plan review and inspection rates to determine if the existing structure was constructed to code requirements at the time of construction. If the structure was constructed in accordance with the Yolo County Building Code requirements effective at the time of construction, following either the prescriptive requirements of conventional light-frame construction or as an engineered structure, then the structure may be converted following the provisions of the California Existing Building Code. Structural analysis will only be required if required by the California Existing Building Code.

Submittal Requirements

To apply for a change of use permit, submit a building permit application and two complete sets of construction plans and documents meeting all of the requirements of the California Building Code as Referenced in the California Existing Building Code. Typical documents include the following:

1. Cover page with a Sheet Index and Project Information
2. Site Plan
3. Floor Plan
4. Disabled Access
5. Building Area Analysis
6. Means of Egress Plans
7. Elevations
8. Structural Plans (approximate existing sizes)
9. Electrical Plan
10. Mechanical Plan
11. Plumbing Plan
12. Structural Evaluation from a California licensed engineer analyzing the structure for compliance at the time of construction, along with the general existing condition of the structure.
13. Energy Code compliance documentation, if applicable

Additional forms and plans may be required based on the project specifics, including the Substantial Improvement Determination requirements of the Yolo County Flood Protection ordinance.

Application for Ag Exempt

Building Division Staff Review

Application Number: _____

After reviewing the following documents:

- Application for Ag Exempt
- Site Plan
- Fire District Approval
- Environmental Health Approval
- Integrated Waste Management Approval
- Planning Approval
- Public Works Approval
- Flood Zone Requirements
- WUI Requirements

I have verified:

- Ownership of the property.
- The site plan matches GIS, Clariti, and/or other relevant data.
- The dimensions of the structure are shown on the plan.
- The area of the structure based on the provided dimensions.
- All agencies have approved the building
- The site plan has been stamped with approval and limitations.

This structure is determined to be:

- NOT consistent with a Permit Exempt Agricultural Building for the following reasons:

- Consistent with a Permit Exempt Agricultural Building. Construction is approved.

Staff Signature: _____ Date: _____

Staff: After approval, issue the permit in Clariti and complete the ag exempt approval document. If no inspections are required, then final the permit upon issuance.

AG EXEMPT INSPECTION CHECKLIST

Foundation Inspection

Foundation Inspection is optional at this time.

- If Flood Zone, verify the Elevation Certificate is complete and matches the structure.
- Verify the footprint matches the approved site plan.
- Verify footing size matches the plans
- Verify reinforcement matches the plans.
- Verify the structure does not adversely affect drainage patterns.

Final Inspection

Final Inspection is optional at this time.

- If Flood Zone, verify the Elevation Certificate is complete and matches the structure.
- Verify agency approvals, such as Fire, IWM, etc.
- The site must be free of hazards and waste.
- Verify all ground slopes must be 2H:1V or flatter.

AG EXEMPT ORDINANCE

Yolo County Code, Section 105.2(15):

(b) CBC Volume 2, Appendix C - Group U – Agricultural Buildings is amended to include subsection C105-Permit Exempt Agricultural Building, and subsection C105.1- Application for Permit Exempt Agricultural Building:

Section C105 Permit Exempt Agricultural Buildings. A building permit shall not be required for an agricultural building that satisfies all of the following conditions:

1. The proposed building is an agricultural building as defined in the California Building Code Section 202-Definitions, which provides as follows:

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

2. The Director of the Department of Community Services or designee determines that the proposed building is located in an A-N or A-X Zone and its use and location comply with all the regulations of Chapter 2 Title 8 of the Yolo County Code-Zoning including but not limited to, the provisions for setbacks, site plan approvals, and also comply with all other applicable state and federal laws.
3. The proposed building is designed and constructed in accordance with the standards of Title 7 of the Yolo County Code-Building Regulations. Maximum building areas and heights shall be in accordance with California Building Code Appendix C, Section C102. The building shall be designed and constructed to meet the structural requirements for conventional light-frame construction, or be constructed in accordance with plans that are designed and stamped by a California licensed engineer or architect. In the event that the Chief Building Official determines that a change of occupancy has occurred, then the owner must obtain a building permit for the new occupancy.
4. All plumbing and/or electrical work will be under a separate permit. No water or electricity shall be provided to the interior of the proposed building other than electricity for lighting and ventilation, water for livestock, and such other limited purposes as are reasonably necessary for the permitted uses of the building.
5. No mechanical permit shall be allowed within an exempt agricultural building.
6. The Fire Code Official has determined in writing that the proposed building complies with the provisions of the California Fire Code (CFC), as adopted by the County, including but not limited to, those concerning fire department access and water supply, and that the location of the proposed building as set forth in the site plan complies with any reasonable conditions required to attain compliance, including, but not limited to, reasonable conditions imposed because of limitations in water supply. Determinations by the fire code official or designee shall be subject to review by the Chief Building Official and appealable to the Planning Commission as provided by CBC Section 113-Board of Appeals, as adopted by the Board.
7. In flood zones A, AE, AH, and AO, the Director of the Department of Community Services or designee determines that the building does not have two or more rigid walls, does not require an elevation certificate, and the proposed building complies with the provisions of Chapter 4 of Title 8 of this Code – Flood Protection.

Application for Ag Exempt

8. The Director of Department of Community Services or designee has determined that the proposed building complies with all laws enforced by the Department including but not limited to, the provisions of Title 6 of this Code-Sanitation and Health, which concern sanitation, health and water quality.
9. The proposed building shall be no closer than 60 feet from the boundary of a parcel of land that is not zoned for agricultural uses. Fire separation distance shall be provided so that no fire-resistance rated construction is required by California Building Code Section 602.

Section C105.1 Application for Permit Exempt Agricultural Building. In order to document code compliance of a Permit Exempt Agricultural Building meeting the requirements of Section C105, the property owner must comply with the following:

1. The property owner or authorized agent files a written application with the Chief Building Official;
2. The application is accompanied by a scaled plot plan indicating the proposed building(s) and all existing buildings on the subject parcel showing the size and location of each on the property, and also showing all property lines, wells, septic systems, easements; power and telephone equipment, fuel storage tanks, drainage, private drives, access to public roads, and any features contributing to the risk or spread of fire; and
3. The application shall be accompanied by the written agreement of the owner,
 - a. Agreeing to use the building only as an agricultural building as defined in Section C105-Permit Exempt Agricultural Building,
 - b. Agreeing to construct the building in accordance with the standards prescribed by Chapter 1 of Title 7-Building Codes of the Yolo County Code,
 - c. Acknowledging that the exemption from the building permit requirement exists only so long as the proposed building is used as an agricultural building,
 - d. Agreeing that a full fee building permit application, plan check, review and inspection process conducted by the County will be required if the proposed building is used for any purpose not included within the definition of an agricultural building as set forth above,
 - e. Agreeing to indemnify the County and its officers, employees, and agents from any loss arising from granting the exemption from the building permit requirement, and
 - f. Agreeing to bind successors in interest.

(§ 2, Ord. 1521, eff. June 18, 2020)