



Agricultural Structure (Exempt) | Construction Documents

Ag-exempt structures are exempt from the structural requirements of the building code, but still must comply with the current California electric, mechanical, plumbing, and energy codes. Greenhouses over 400 sq. ft. must have legitimate commercial use. Below is a list of the construction documents and forms you could be required to provide.

- *Note that if a **Grading Plan** or **Flood Elevation Certificate** is required your application will require a standard building plan review and can't be issued over the counter.*

Required

- *Construction Plans*
 - [Plot/Site Plan](#) – The plot plan shows the entire parcel including all proposed structures, existing structures, setbacks from property lines, SRA areas, vegetation management area and more.
 - [Erosion and Sediment Control Plan](#) – This handout details best management practices (BMP's) for controlling sediment and erosion. It shall be included with the approved construction plans and adhered to throughout the entirety of construction.
 - [Floor Plan](#) - The floor plan is a birds-eye view showing the dimensions and use of each room in a structure including windows, doors, and egress windows and doors.
- *Forms*
 - [Building Application \(OTC\)](#) – An over the counter (OTC) building application is used to gather personal information about the applicant and a project description. This must be filled out by the owner or agent. If the application requires a grading plan or flood elevation certificate a full [Building Application](#) form will be required.
 - [Ag Letter of Intent](#) – Used to declare an agricultural use.

Potentially Required

- *Construction Plans*
 - [Grading Plan](#) – Required if your building site is on an existing or proposed graded flat where over 50 cubic yards of dirt was moved or will be moved. If unusual hazards (high slope, fill seismic instability, liquefaction potential) or natural resources (streamside management area, wetlands) exist at your building site then an engineered grading plan may be required.
 - [Electrical Plans](#) – Required if electrical is proposed in the structure. Your electrical plan may just be your required floor plan with the electrical outlets, lighting, and other electrical fixtures overlaid on that floor plan.

- Photovoltaic Plans – Required if a PV system is the primary source of power to the structure.
- Mechanical Plans – Required if mechanical equipment is proposed in the structure. Your mechanical plan may just be your required floor plan with the location of your mechanical equipment overlaid on that floor plan. Ensure to include relevant code and other notes.
- Plumbing Plans – Required if plumbing is proposed in the structure. Your plumbing plan may just be your required floor plan with the location of your plumbing fixtures overlaid on that floor plan.
- *Calculations*
 - Energy Calculations (CF1R) – Required if mechanical heating/cooling equipment is proposed within the greenhouse. Additionally, the greenhouse envelope must be constructed of double pane glass, double wall polycarbonate, or double film polyethylene (see Conditioned Greenhouses handout).
 - Flood Elevation Certificate (FEC) – Required if the building site is in the flood zone. Alternatively, you can agree to remove the structure each year between April 16 through October 15 with the Temporary Structures in the Flood Zone form (only applies to hoophouses). A third option is to “floodproof” the structure (see Hoop Structures in Flood Zone).
- *Forms*
 - Residential Accessory Greenhouse Exemption – If you do not have a legitimate commercial use, you will only be allowed to permit residential accessory greenhouses by submitting the following form. Residential accessory greenhouses are limited to a max of two 400 square foot structures and have electrical and plumbing limitations (see form).
 - Electrical As-Built Form – If the structure is existing and contains electrical equipment. This is a checklist to be filled out by a California licensed electrician.
 - Plumbing As-Built Form – If the structure is existing and contains plumbing. This is a checklist to be filled out by a California licensed plumber.
 - HVAC As-Built Form – If the structure is existing and contains mechanical equipment. This is a checklist to be filled out by a California licensed mechanical contractor.
 - Restoration Statement – If your parcel has existing cannabis violations that requires the removal of all cannabis related infrastructure you may use this form to prepare a restoration statement to retain and permit that existing infrastructure.
 - Archaeological Resource Statement – Required if any ground disturbance will occur during development (new construction, additions, grading, etc.).
 - Authorization of Agent – If you want to authorize a 3rd party to act on your behalf.

- [SRA Small Parcel Exemptions](#) – If you want to apply for reduced setbacks in an SRA area.
- [Owner Builder Notice to Property Owner Form](#) – If you want to apply as an owner-builder.
- [MS4 Applicability](#) – If you are in an [MS4 area](#) use the following MS4 Applicability handout to determine if you need to submit the [MS4 – Stormwater Info Sheet](#), the [MS4 – Small Projects](#), or if your project is considered a “Regulated Project”.

References are to Title 24, Part 10 of the California Code of Regulations, also known as the California Building Standards Code, as may be amended. Hyperlinks are to a non-County-owned site, provided for convenience only, and the user must confirm accuracy of Code provisions.