



Purpose

To provide guidance in clarifying the specific requirements for hoop structures which may be exempt from building permits.

Authority

The Building Official shall have the authority to render interpretations of the code and adopt and enforce rules and supplemental regulations to clarify the application of provisions per Section 104.1 of the California Building Code.

Applicable Code Section(s)

A building permit shall not be required per San Luis Obispo County Ordinance, Title 19: **19.02.020(k):1.11** Readily-removable plastic covered hoop structures without in ground footings or foundations that are not more than 12 feet in height. Structures accessory to residential uses shall not exceed 120 square feet.

19.02.020(k):1.11 Hoop structures defined: A structure consisting of flexible bands or rings of metal or plastic formed/shaped into a semicircular cross section used for agricultural crop protection, recognized as temporary, covered with a flexible translucent material.

The intent of these sections is to provide agricultural related uses a way to construct safe hoop structures without a building permit. A building permit is not required if **all** the following conditions are met:

- nursery or agricultural use;
- temporary in nature and readily removable;
- shall not have trusses or prefabricated components;
- shall not be made of wood;
- residential accessory uses are limited to 120 square feet;
- shall not be used for retail sales or storage of combustible materials;
- shall not have a permanent anchoring system or foundation;
- plastic cover shall be 10 mils max thickness;
- maximum overall vertical height 12 feet tall;
- maximum vertical sidewalls of 5 feet 6 inches;
- both ends to remain open and shall not be covered (no doors, tarps, or architectural features);
- use of hoop house can not create a controlled environment; and,
- shall not include any plumbing, electrical, or mechanical systems or portion thereof, attached or not.

Structures constructed of rigid walls and rigid sloped roofs using transparent panels, which are not covered in the above interpretation, require a permit. These structures shall only be exempt from a permit if they are a residential accessory use and do not exceed 120 sq. ft.

Building permit exemptions shall not authorize any work to be done in violation of the San Luis Obispo County Ordinance (Title 19) or any other law or ordinance of this jurisdiction.