



Cannabis Building Permit Guidance Document

Purpose: To provide building permit related information and guidance to cannabis operations on topics specified below.

Topics:

Hoop Houses/Structures

See Building's existing Hoop Structure Guide dated May 15, 2017 (form BLD-2003). No plumbing, electrical or mechanical systems allowed, whether attached or not to hoop structure. Additionally, the land use ordinance does not allow hoop structures to have end walls.

Hoop structures which are not exempt from building permits pursuant to above guide, or that contain end walls, will require a greenhouse building permit.

Plumbing, Electrical or Mechanical Improvements

All plumbing, electrical or mechanical improvements or systems, except as otherwise provided, will require proper building permits.

Temporary Lighting

See Building's Temporary Lighting for Agricultural Sites and Harvesting Crops Guide dated June, 25, 2018 (form BLD-2029). All lighting shall be powered by a portable generator or permitted electrical service. The lighting shall not be supported by any building or structure and shall not be used for growing plants or modifying the environment of a building, structure, or cultivation area.

The lighting may be stationary for a period not to exceed two weeks and may not be used on the property for more than 90 cumulative days in a calendar year. All lighting shall comply with Title 22 section 22.10.060.

Parking Plan

Outdoor Cultivation: Except as may otherwise be provided or required by the Department or the Planning Commission in accordance with County Code, outdoor cultivation areas do not require improved off-street parking or loading spaces, as long as sufficient usable area is provided to meet the parking needs of all employees, visitors and loading activities entirely on site. (22.18.050C.1)

Indoor Cultivation: Except as may be adjusted or modified in accordance with County Code, indoor cultivation areas will require improved off-street parking in accordance with Chapter 22.18, including location requirements, design standards, required number of spaces, accessibility and construction standards. Absent an approved modification under Section 22.18.020.H, one parking space will be required per 500 square feet of indoor floor area. (22.18.050C.1)

Nursery: Same as Indoor Cultivation.

Manufacturing: Except as may be adjusted or modified in accordance with County Code, manufacturing facilities will require improved off-street parking in accordance with Chapter 22.18, including location requirements, design standards, required number of spaces, accessibility and construction standards. Absent an approved modification under Section 22.18.020.H, one parking space will be required per 500 or 1,000 square feet of indoor floor area depending on whether for active or storage use and whether only processing activities or also infusion or compounding activities will be conducted on site. (22.18.050C.1 and 4) If only one space is provided, the space would need to be accessible and comply with CBC Chapter 11B, specifically sections 11B-208 and 11B-502.

Testing Facilities: Except as may be adjusted or modified in accordance with County Code, testing facilities will require improved off-street parking in accordance with Chapter 22.18, including location requirements, design standards, required number of spaces, accessibility and construction standards. Absent an approved modification

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under Section 22.18.020.H, one parking space will be required per 400 square feet of indoor floor area, with a minimum of two parking spaces. (22.18.050C.8) If only one space is provided, the space would need to be accessible and comply with CBC Chapter 11B, specifically sections 11B-208 and 11B-502.

Dispensaries: Except as may be adjusted or modified in accordance with County Code, dispensaries will require improved off-street parking in accordance with Chapter 22.18, including location requirements, design standards, required number of spaces, accessibility and construction standards. Absent an approved modification under Section 22.18.020.H, one parking space will be required per 1000 square feet of use area, with a minimum of two parking spaces. (22.18.050C.7) If only one space is provided, the space would need to be accessible and comply with CBC Chapter 11B, specifically sections 11B-208 and 11B-502.

Distribution Facilities: Except as may be adjusted or modified in accordance with County Code, dispensaries will require improved off-street parking in accordance with Chapter 22.18, including location requirements, design standards, required number of spaces, accessibility and construction standards. Absent an approved modification under Section 22.18.020.H, one parking space will be required per 1,000 square feet of indoor floor area, for the first 10,000 square feet, one parking space per 3,000 square feet of indoor floor area thereafter. (22.18.050C.11) If only one space is provided, the space would need to be accessible and comply with CBC Chapter 11B, specifically sections 11B-208 and 11B-502.

Accessibility

If a building or structure is used for processing, manufacturing, or any other use applicable to California Building Code Chapter 11B, the accessibility elements throughout the site will need to be shown and detailed on the plans to verify conformance (i.e. accessible parking, path of travel, restroom design, access to work areas, etc.)

However, green houses and outdoor cultivation areas usually will not need to comply with CBC Chapter 11B as Section 11B-206, exception 1 and 2 do not require common circulation paths located within employee work areas fully exposed to weather or employee work areas that are integral components of the work area equipment to comply with the requirements of CBC Section 11B-402 (accessible routes).

Restrooms

Permanent restrooms will need to be installed at all occupancies listed in California Plumbing Code Chapter 4 and Table A and Table 422. A plumbing fixture analysis will be required on the plans submitted for a building permit to verify a sufficient number of fixtures and facilities are provided to the site. The exception is for Group U occupancies as they are not listed in the plumbing code and therefore building department review of plumbing fixtures or restrooms is not required unless the plumbing fixtures or restrooms will be located within the structure. Also, per CPC Section 422.4, when toilet facilities are required for employees or customers, there shall be a maximum travel distance of 500 feet to the toilet facilities. CPC Section 422.4.1 also requires restrooms within a multistory building to be located a distance that does not exceed one vertical story.

Fire Sprinklers

Retrofit not required for existing legal non-conforming structures if no change in occupancy type or other alterations which may trigger retrofit requirements.

New structures will need to comply with applicable requirements under Section 19.03.010(5) and Table 903.1.

Building Size Limitations

An allowable area analysis will need to be provided on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, the information should be noted to verify if the calculations is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Chapter 5.

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For Group U, agricultural buildings, the area of a one-story buildings will need to comply with CBC Appendix C Table C102.1. However, the area of one story, Group U, agricultural buildings shall not be limited if the building is completely surrounded and adjoined by public ways or yards not less than 60 feet in width per CBC Section C102.2. Group U, agricultural buildings, may be used to house horticultural products, but they cannot be used for the processing, treatment or packaging of agricultural products.

Agricultural Exempt Structures

Agricultural exempt structures can only be used to house farm implements, hay, grain, poultry, livestock or other horticultural products (not including commercial greenhouses or buildings associated with agricultural processing activities). No portion of the structure can be used for commercial cannabis cultivation, processing, treatment, packaging or storage.

Shipping Containers (Seatrains)

No building permits required if used for storage only. Any use of shipping containers beyond storage, such as cultivation, trimming or processing activities, will require proper building permits.

When used for storage only without building permits, allowed only on agriculture or rural lands on parcels 20 acres or larger, or if smaller than 20 acres, where Director of Planning and Building determines containers will not be visible from public roads or adjoining properties. (19.02.080)

When used for storage only without building permits, allowed only within commercial service or industrial land use categories with proper screening. (19.02.080)