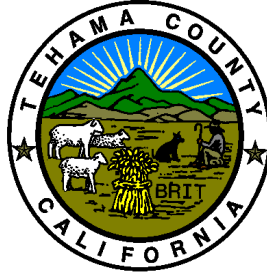


COUNTY OF TEHAMA

DEPARTMENT OF BUILDING & SAFETY

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SIGNIFICANT CODE CHANGES FOR 2020

Photovoltaic systems will be required on all newly constructed residential buildings starting January 1, 2020. (except mobilehomes)

- a) Remote monitoring is required, including mobile app.
- b) PV systems will be sized to displace the annual kWhs of a mixed-fuel home.
- c) There are exceptions for:
 - 1) Shading due to external barriers
 - 2) Variances for multistory buildings with limited roof space
 - 3) PV size may be reduced by 25% if a battery storage system of at least 7.5kWh is utilized
- d) Size of PV system is determined by the average kWh usage as determined in the Title 24 energy analysis (newly revised 2020 energy calcs)
- e) The average size PV system in our area is approximately 3.8 kWh.
- f) Photovoltaic plans to be turned in with the SFR submittal documents.
 - 1) Verify there is no shading from architectural or other features.
 - 2) Ensure panel cut sheets match the designed power ratings.
 - 3) Ensure the structure location on the plans matches the designed azimuth of the PV system.
 - 4) Plans shall show the required fire access clearances around the arrays.
 - 5) If a Ground Mount system then show location on the Site Plan.

Rooftop PV systems will be required to have the same fire classification rating as the roof they are installed on.

A Capped Penetration sleeve will be provided adjacent to the solar-ready zone on a rooftop, sized to accommodate future solar system conduit.

Carbon Monoxide alarms required with all alterations, repairs and additions. Interconnection is required unless a wireless system is installed where all alarms will sound at once. (there are exceptions)

Garage Door perimeter gap – Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between the doors and openings at the bottom, sides and top of doors from exceeding 1/8.”

Manual J will be mandatory with all new SFR application submittals.

A soils test to determine extent or existence of expansive soil will be required with all new SFR application submittals in Tehama County. This result will determine if there needs to be a design mitigation for the footings.

Tiny House requirements have been added to Appendix Q. They contain some basic requirements that have been slightly modified from the requirements for larger size SFRs, but overall the same building codes apply. Permanent foundation, residential building codes, fire sprinklers, mechanical, plumbing and electrical codes all apply.

Light straw-clay and strawbale construction guidelines have been added to Appendices R & S.