



August 8, 2017

Honorable Members
Board of Supervisors
Mendocino County
501 Low Gap Road, Room 1010
Ukiah, CA 95482

RE: August 8, 2017 Board of Supervisors meeting Agenda item 5a

Dear Board members:

Thank you for taking the time to read this letter. Due to medical issues I cannot attend today's meeting. I am an International Code Council certified building official and have 30 years' experience in code administration for county and city government. After retirement I opened a code consulting business. Over the past three months I have assisted some folks with their state and county cannabis cultivation permits. Obviously there are challenges in the county's administration and implementation of the program. Below I have some suggestions that if implemented would alleviate many of those challenges.

1. Revise the scope of the Ag Exempt Ordinance to include horticulture and the cultivation of plants.
2. One of the main issues that my clients face is having to get permits for their existing light frame, plastic covered hoop houses and greenhouses because the county building department is requiring engineered plans. Light Dep greenhouses and hoop houses are generally used for 6 months or 180 days and have limited human occupancy (once or twice per day). They are made of light weight tube framing and covered with flexible plastic. **If a greenhouse or hoop house succumbs the lateral forces of wind or earthquake, the only serious injury will be to the plants.** After the growing season (April to October) the greenhouses and hoop houses remain empty with no human occupancy.

I recommend that the Board give the Building Official direction to issue Temporary building permits for hoop and green houses that are in service for 180 days or less per 2016 California Building Code (CBC) sections 108 and 3103. These sections require that a temporary building comply with the code "***as necessary to ensure public health, safety and general welfare.***" The code sections also limit the "time of service" that the building can be used. Sections 108 and 3301 do not mandate structural engineering and give the Building Official a peg to hang his hat on and use his discretionary authority to not require engineered plans.

3. Direct Environmental Health Director Trey Strickland to issue a policy or amend the ordinance to allow portable toilets for agricultural exempt barns and temporary buildings.



4. Recently, Interim Building Official Mike Oliphant revised the permit exemption policy for 1000 sq. ft. maximum size hoop houses and greenhouses. One of the revisions in the policy was to add a sunset date of 12 /31/17. I was told that county counsel wanted the sunset date. Many of my clients have built hoop houses in compliance with original policy which did not have a sunset date. Most light frame hoop houses and green houses have a 5 year life span. Please consider deleting the sunset date in the hoop house and greenhouse exemption policy.

Thank you for taking the time to read this letter and for your anticipated kind consideration. If you have any questions or need additional information do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Scott Ward". The signature is fluid and cursive, matching the professional name in the header.

Scott Ward, CBO

C: File
Hannah Nelson