



Title 25

‘The Owner Builder Code’
aka

LDOBRD - Limited Density Owner Built Rural
Dwellings

The Owner Builder Code in Butte County

After the 2008 Lightning Strike Fire devastated The Concow Community, a group of neighbors got together to make The Limited Density Owner Built Rural Dwellings Code available for the rebuilding effort. First adopted in 2009 and renewed in 2012 for 3 years.

After this successful six year trial, and with support from Butte County Development Services, including The Building Department, we are asking that this ordinance be made permanent.

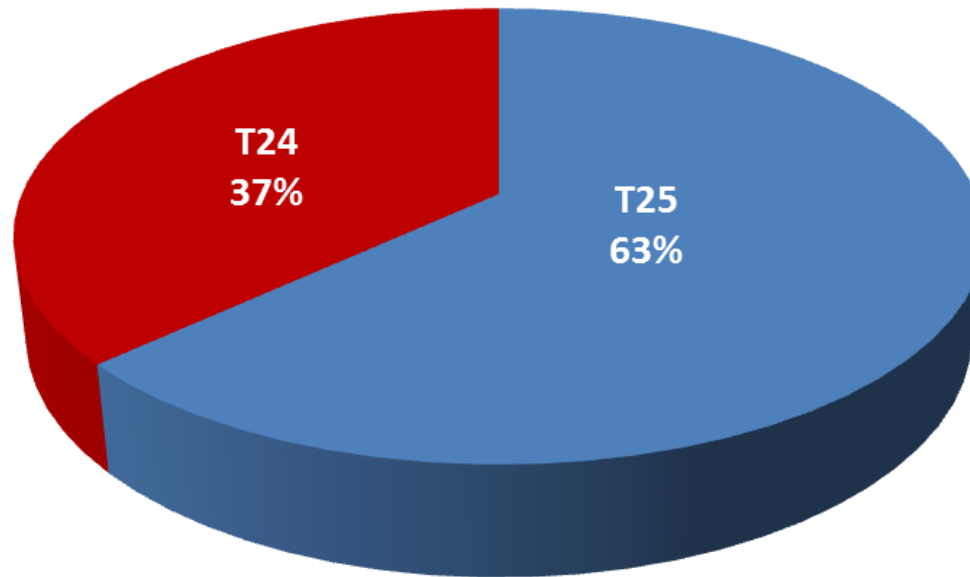
Ten California counties currently make use of this code: Butte, Mendocino, Humboldt, Sonoma, Del Norte, Nevada, Ventura, Amador, Mono, and Marin.

Comparative Code Utilization in Butte County

T25: The Owner Builder Code vs T24: The Standard Building Code

Code Utilization for Custom SFDs^{1,2}

12 T25 Permits, 7 T24 Permits
(2009-2015)



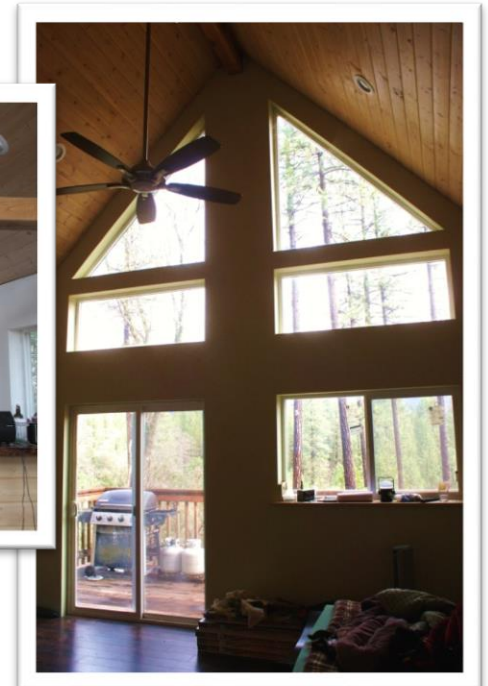
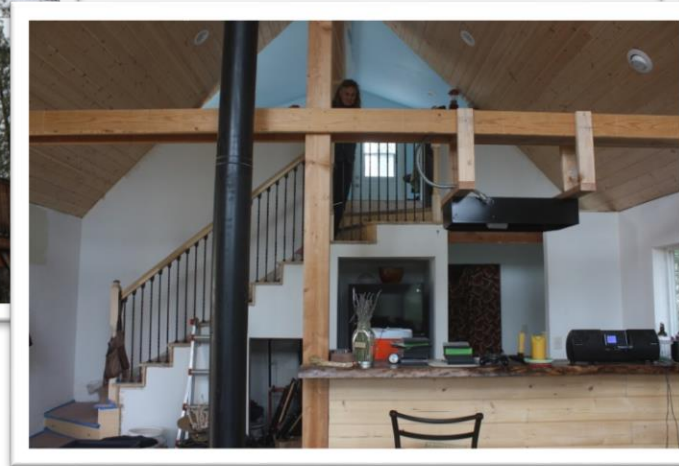
¹Concow-Yankee Hill-Big Bend Communities

²SFD = Single Family Dwelling

Reference addendum for more detailed analysis

5 Years in the Making.. as finances become available

T25 owner occupancy allowed before final inspection once sanitary facilities are installed and the home is otherwise safe.



“...I could not have afforded to build using a standard permit.”

500 square feet for \$40,000

Includes septic, generator, well and well pump



Used recycled materials sourced from Craig's List, Habitat for Humanity ReStore Store and other sources

This home was constructed almost entirely with lumber milled on site, which is allowed under The Owner Builder Code



Lofts allowed

Other Local Homes Built Using T25



ADVANTAGES

- Affordability, innovation and creativity.
- Use poles, logs and lumber milled from your own trees.
- Use recycled materials in good condition.
- There are fewer restrictions on room dimensions, allowing lofts (which the standard building code doesn't allow).
- Permits will be valid for three years, and longer with renewals.
- Simplified requirements for Plans.
- Pier foundations are allowed.
- Move in before completion when there are no safety hazards and sanitary facilities are completed (upon approval by the Building Official).
- Woodstove alone, without a back-up heat source, is allowed.
- Interior Fire Sprinklers: Houses < 1250 square feet do not need interior fire sprinklers as required by the standard code. This can result in a savings of thousands of dollars.
- You may choose not to have electricity of any kind. Solar Panels and generator alone are allowed.

LIMITATIONS

- The Butte County Owner Builder Code (aka Limited Density Owner-Built Rural Dwelling Code) has been available only in the Concow, Yankee Hill, Big Bend Community on legally created parcels of at least one acre.
- Insurance is available from some providers but not others. Having a backup heat source in addition to a woodstove is often the key to obtaining coverage.
- Financing through regular channels may be difficult to obtain. This limits mortgage opportunities for the owner builder and potential buyers in the future. Private financing may be an option.
- There is an Owner Occupancy Requirement of three years before the structure may be rented or sold.
- A deed restriction will be placed on the title to the property informing buyers, lenders, insurers and others that the dwelling or other structure was built using the Limited Density Owner Builder Dwelling Code.

REQUIREMENTS SAME AS THE STANDARD BUILDING CODE

- Well and septic permits are required before applying for a Building Permit.
- Exterior Fire Codes and Sanitary Codes must be followed. For electrical wiring, propane hook-ups, woodstoves and other installations that might be a safety hazard, the regular building code will be used.
- Homes will be of weather tight construction and use structurally sound building methods and materials.
- Adequate light and ventilation are necessary.
- An easy way out from all rooms in an emergency must be provided.
- The same permit fees and impact fees such as those that support schools, parks, sheriffs, fire protection, etc. are required whether you apply for a regular building permit or a T 25; Owner Builder permit.