

Nevada County Title 25 Rural Dwellings



NEVADA COUNTY
CALIFORNIA

Title 25 Welcome

- **This Presentation Focus:**
- **What Is Title 25?**
- **History Of Title 25**
- **Why Title 25?**
- **Title 25 Vs. Title 24**
- **Life, Health, And Safety**
- **Unpermitted Structures**
- **Cost Savings**



Title 25

What Is It?

- From CA Code Of Regulations
- Different From Title 24 CA Code
- Limited-Density, Owner-Built
- Single-Family, Rural Dwellings
- Building Department Authority



Title 25 Background

- Originally Adopted In 1999
- Ordinance Ended In 2016
- 55 Title 25 Permits Finaled
- BOS Workshop January 2024
- Homes, Costs, Flexibility



Title 25 Why?

- Pro-Housing Initiative
- Another Tool In Toolbox
- Remove Barriers
- Unreasonable Obstacles
- Inspected By Building Dept.



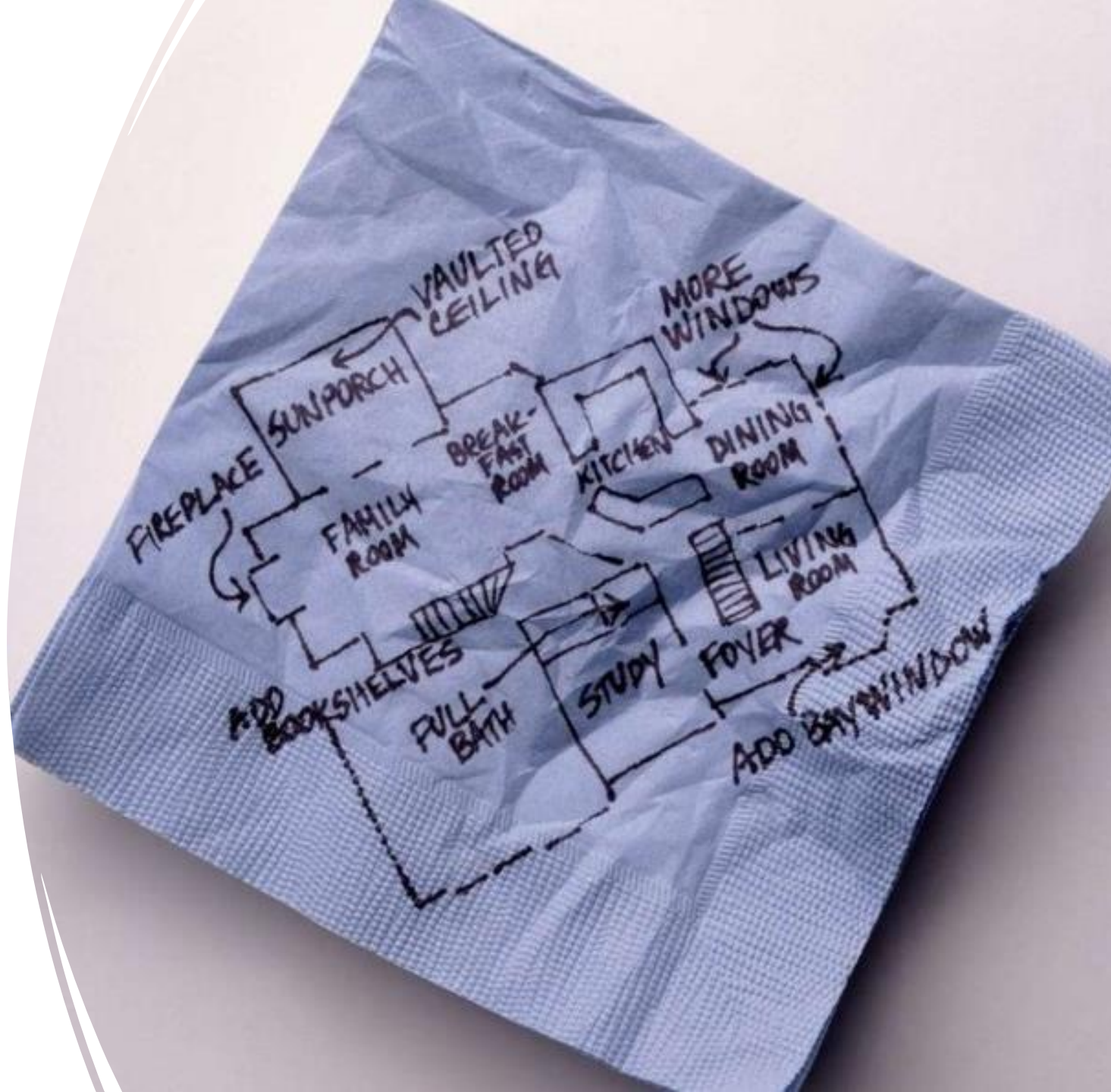
Title 25 Versus Title 24

- **Life, Health, And Safety**
- **Traditional Building Standards**
- **Typical Fire Standards**
- **More Building Flexibility**
- **Translates To Less Costs**



Title 25 Permitting

- Permit Application
- Plans And Documents
- Snow Loads/3,200' Elevation
- Square Foot Requirements
- Deed Disclosure



Title 25 Building Codes

- Sound Structural Condition
- Uncommon Foundations
- Plumbing Requirements
- Electrical Requirements
- HVAC Requirements
- Health Requirements



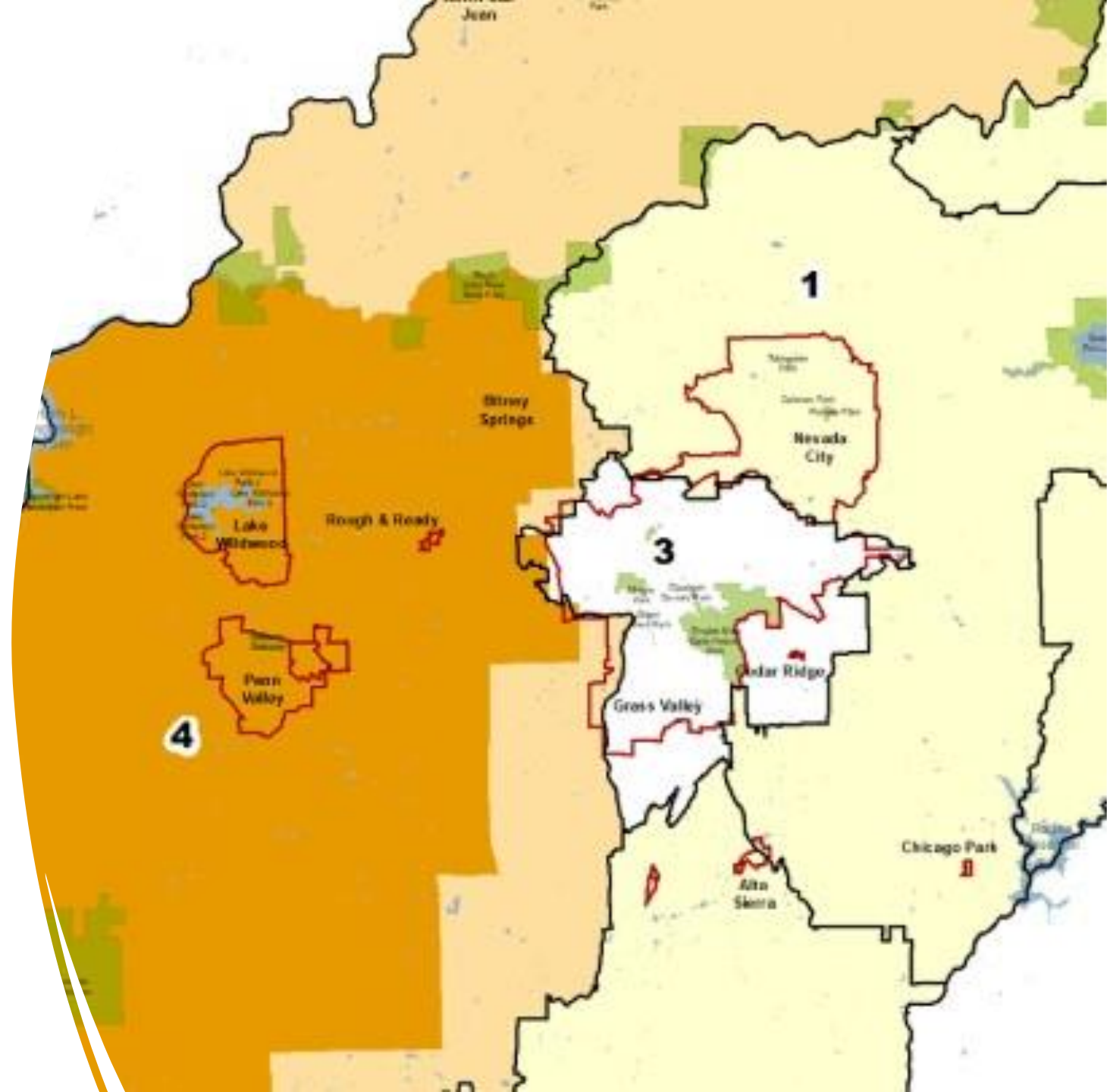
Title 25 Fire Requirements

- **WUI Safe**
- **Class A Roof Materials**
- **Defensible Space**
- **Alternative Methods**
- **Smoke Alarms**
- **Interior Extinguisher**
- **Yes/No Sprinklers Indoors**



Title 25 Zoned Areas

- Unincorporated County
- Residential Agriculture
- General Agriculture
- Exclusive Agriculture
- Timberland Production Zone
- Designated As Forest



Title 25 Owner Flexibility

- Innovative Engineering
- Alternative Methods
- Alternative Materials
- Unique Problem Solving



Title 25 Viable Homes

- Container Homes
- Quonset Huts
- Metal Designs
- Mixed Materials



Title 25 Not Viable

- No Motorized Vehicles
- No Exposed Straw Bales
- No Canvas Yurts
- No Authority/Jurisdiction



Title 25 Code Cases

- **After-The-Fact Permitting**
- **Goal Is To Bring Into Compliance**
- **Easier To Meet Title 25**
- **Less Costs To Meet Codes**
- **Deed Disclosure**



Title 25 Dollars & Cents

- **Currently, \$400/Square Foot**
- **Goal To Reduce By 25%**
- **Materials Cost Less**
- **Reduced Inspection Fees**
- **Mortgage Rates**
- **Home/Fire Insurance**



Title 25 Sunset Clause

- **3-Year Pilot Program**
- **Observe And Monitor**
- **Optimistic And Excited**
- **2027 BOS
Recommendations**
- **Extend, Modify, Or End**



Title 25 Questions??

