



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

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**NEVADA COUNTY
BUILDING DEPARTMENT POLICY**

Subject:	Underfloor (Subdeck) Space for Structures Qualified for Reduced Setbacks	Policy #:	BD-CSC-15-001
Original Policy:	March 17, 2015	Last Revised:	March 17, 2015

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1. Purpose:

The purpose of this policy is to provide clarification regarding enforcement of Nevada County Land Use and Development Code Sec. L-II 4.2.5(G)(b) and L-II 4.2.5(G)(c)(1) to provide consistency with the California Building Standards Codes.

2. Policy:

This policy only applies to zoning R1, R2, R3, RA, AG, AE and FR districts.

Nevada County Land Use and Development Code Sec. L-II 4.2.5(G)(b) states:

- ❖ *The underfloor (subdeck) space of structures, including decks, of combustible construction shall be enclosed on the side or sides within that area between the standard setback and the reduced setback. The enclosure shall be skirting of solid sheathing or equivalent material. Venting of covered areas shall be allowed consistent with the Uniform Building Code. This protection may be omitted for areas where the horizontal supports are greater than 8 feet from grade.*

The following is an allowed alternative to the prescriptive code requirement shown in Nevada County Land Use and Development Code Sec. L-II 4.2.5(G)(b):

- ❖ *Decks of combustible construction shall have the walking surface(s) constructed with one of the following materials:*
 - *Ignition resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5.*
 - *Exterior fire retardant treated wood*
 - *Noncombustible material*
 - *Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition resistant material.*

The underfloor (subdeck) space of structures of combustible construction shall be constructed per Sections 707A.7 and 707A.8 of the California Building Code for Wildland Urban Interface (WUI) construction requirements.

Nevada County Land Use and Development Code Sec. L-II 4.2.5(G)(c)(1) states:

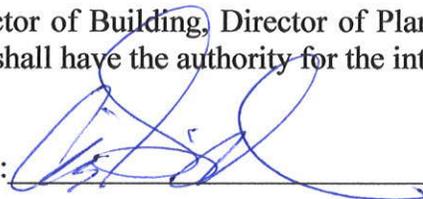
- ❖ *The undersides of projections beyond the exterior wall including eaves, cantilevered balconies and similar overhangs, shall be enclosed with solid sheathing or equivalent material. The undersides of attached decks 8 feet or taller must similarly be enclosed. Venting of covered areas shall be allowed consistent with the Uniform Building Code.*

The following is an allowed alternative to the prescriptive code requirement shown in Nevada County Land Use and Development Code Sec. L-II 4.2.5(G)(c)(1):

- ❖ *The undersides of projections beyond the exterior wall including eaves, cantilevered balconies and similar overhangs, shall be constructed per Sections 707A.4 – 707A.8 in the California Building Code for Wildland Urban Interface (WUI) construction requirements.*

3. Policy Interpretation:

The Director of Building, Director of Planning and/or approved Building/Planning Department designee shall have the authority for the interpretation of this policy.

Approved:  _____

Date: 3/17/15 _____

Craig Griesbach
Director of Building