



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Title 25 Limited Density Owner Built Rural Dwellings Comparison to Title 24 SFD

The key differences between a Title 25 Limited Density Owner Built Rural Dwelling (LDOBRD) SFD vs a SFD built using Title 24. Below is a list of the main twelve (12) key differences given two (2) different set of regulations (codes) being used. An explanation and/or history for each key point follow this list. T-25 will apply as defined by "Rural" within the ordinance: Applicable in the Grizzly Flats Rural Community Center Boundary in accordance with the current El Dorado County General Plan.

Summary Comparison

	Title 24	Title 25
1.	Permit valid 1 year with 2 years renewable	Permit valid 3 years with 2 years renewable
2.	Four or more inspections required	Four inspections required
3.	Deed Restriction typically NOT required	Deed Restriction ALWAYS required
4.	Structural Calcs typically required	Structural Calcs typically NOT required
5.	Energy Calcs required	Energy Calcs typically NOT required
6.	Minimum Room dimensions required	Minimum room dimensions NOT required
7.	Partial occupancy during construction typically NOT allowed	Partial occupancy during construction is allowed
8.	Generators are not allowed as a sole power source during partial occupancy	Generators allowed as a sole power source during partial occupancy
9.	Fire sprinklers required in all new single-family dwellings	Fire sprinklers NOT required in new single-family dwellings 750 square feet or LESS
10.	Owner produced materials or milled lumber requires approval by T-24 code standards and grading stamps on lumber	Owner produced materials or milled lumber is allowed with a review and approval by the Building Official; max. 19% moisture content
11.	Heating capacity and temperature maintenance required	No specified requirement required, or temperature maintenance required
12.	Electrical wiring and circuits are required	Electrical wiring SFD/Structures are not required to be wired unless required by the Building Official

1. Permit Validity

Title 24 permits with paid renewals are valid for 3 years. Title 25 permits are valid with paid renewals for 5 years. The extension on the permit from 1 year to 3 years at initial submittal is based on owner's using this code may need more time to acquire funds and obtain building materials as they construct.

2. Inspections

A Title 24 single-family dwelling structure requires a minimum of four inspections. These consist of foundation, slab or underfloor, shear/bracing, 4 way (rough building, electrical, plumbing, and mechanical), insulation, and a final. However, depending upon design there may be additional inspections such as drywall nail, shower pan, retaining wall, etc. A single-family dwelling built under Title 25 will have three to four inspections: foundation inspection prior to placement of concrete, a concrete slab or under-floor inspection, a 4 way (rough framing, plumbing, electrical, and mechanical inspection) prior to covering of walls, and a final inspection. Additional/supplemental inspections may be required at discretion of Building Official.

3. Deed Restriction

Deed restriction is required for Title 25 single-family dwelling structure. This will notify future owners of the fact that the structure was constructed under an alternative to the standard building permit, Title 24 building code oversight process. Title 24 single-family dwelling structure requires deed restrictions only in some cases.

4. Structural Calculations

Structural calculations are not required. The requirement under the ordinance is that a structure shall be considered to be in "sound structural condition" and shown on plans. Should Building Plan Review staff interpret that some or all of the structure do not meet the definition, staff will then require structural calculations. We encourage conventional bracing when possible. Structural calculations can be very expensive and become a deal breaker for most applicants wanting to rebuild.

5. Energy Calculations

In a Title 25 single-family dwelling structure, energy calculations are not required unless they use nonrenewable fuels. This is one of the huge savings on building a new house. The cost for the calculations as well as the features required per such calculations can be expensive.

6. Room Dimensions

Title 25 single-family dwelling structures have no minimum requirements for room dimensions provided there is adequate light and ventilation and adequate means of egress.

7. Partial Occupancy

Partial occupancy during construction for a Title 25 single-family dwelling structure can be provided if approved sanitary facilities are available at the site. Additionally, the work completed should not create any condition that endangers life, health or safety of the public or occupants. Partial occupancy during construction is typically not granted for a Title 24 single-family dwelling structure.

8. Generators

Generators may be used as needed throughout the construction process and during partial occupancy. A permanent energy source(s) (electricity, photovoltaic, propane) must be the primary source of energy

before final occupancy. Smoke detectors and carbon monoxide alarms should all have battery backups so that a non-working generator or generator running out of gas should not pose a health, or life safety issue. Generators should conform with applicable requirements including noise.

9. Fire Sprinklers

Fire sprinklers are required in single-family dwelling structures built in Title 25 area(s) when the square footage exceeds 750 sq. ft. Structures 750 sq. ft or less are not required to have fire sprinklers but are encouraged.

10. Owner-Produced or Used Materials

Title 25 single-family dwelling structures can make use of owner-produced or used materials and appliances may be utilized unless found not to be of sufficient strength or durability to perform the intended function; owner-produced or used lumber may be utilized unless found to contain dry rot, excessive splitting, or other defects obviously rendering the material unfit in strength or durability for the intended purpose. The lumber, if owner produced, is required to meet California Green Building Regulations code for 19% moisture content. Under Title 24, owner-produced or used materials often require the use of the "Alternate Materials and Methods Request" which would require research and documentation showing it meets Title 24 code and standards.

11. Heating Capacity and Temperature Maintenance

Heating capacity and temperature maintenance for a Title 24 single-family dwelling must meet California Energy Code (68 degrees heat is to be maintained above 3 feet from the floor). Title 25 for single-family dwellings does not include this requirement, however, other jurisdictions that have implemented Title 25 have found that all structures built under Title 25 have a heat source that provides this requirement.

12. Electrical Installation Requirements

Title 25 requires that "In structures where electrical usage is confined to one or more rooms of a structure, the remainder of the structure shall not be required to be wired or otherwise fitted for electrification unless the Building Official determines the electrical demands are expected to exceed the confinement and capacity of that room(s)". Those building under Title 25 can partially wire structures, completely or not at all. Other jurisdictions that have implemented Title 25 have found all structures are fully wired as there is little cost savings in partially wiring. Even under Title 25, the electrical installed is required to meet the current adopted California Electrical Code. The Ordinance is based on California Housing and Community Development's Health and Safety Code Sections 17958, 17958.2, 17958.5, 17958.7, and Article 8, Subchapter 1, Chapter 1, Division 1, of Title 25, California Code of Regulations. The Ordinance establishes provisions to support the use of alternative construction design, materials, and methods that provide enhanced protection of our environment; improve the economic viability of sustainable construction methods; aid affordability when performing construction improvements; increase participation and consumer protection through promoting lawful construction activity; and enhance owner equity in the improvement of property. The Ordinance removes permit barriers to streamline approving the application of alternative materials and methods for construction, maintenance, and improvements to limited density owner built rural dwellings.