

MARIPOSA COUNTY
BOARD OF SUPERVISORS

AGENDA
ACTION FORM

7-2-96
DATE: June 18, 1996 *Intro*
AGENDA ITEM NO.: *10 CA-4*

DEPARTMENT: County Counsel BY: Jeffrey G. Green PHONE: 966-3222

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes ___ No X)

4/8 Waive first reading and introduce Ordinance/^{*7/2*}Waive second reading and adopt Ordinance establishing standards for the use of straw bales as a construction component. By allowing the use of straw bales for construction material, building a more affordable structure can be accomplished. The Chief Building Inspector has indicated that straw bale construction is achievable if all local standards have been met.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

None on this action.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

- Adopt Ordinance as drafted.
- Revise Ordinance as the Board desires and adopt.
- Do not adopt Ordinance at this time.

COSTS: (X) Not Applicable

A. Budgeted current FY \$ _____

B. Total anticipated costs \$ _____

C. Required additional funding \$ _____

D. Internal transfers \$ _____

SOURCE: () 4/5ths Vote Required

A. Unanticipated revenues \$ _____

B. Reserve for contingencies \$ _____

C. Source description: _____

Balance in Reserve for Contingencies, if approved: \$ _____

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:
Ordinance.

CLERK'S USE ONLY:

Res. No.: _____ Ord. No. 902

Vote - Ayes: 5 Noes: _____

Absent: _____ Abstained: _____

Approved () Denied ()

Minute Order Attached () No Action Necessary ()

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____

ATTEST: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California

By: _____
Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:

Recommended

Not Recommended

For Policy Determination

Submitted with Comment

Returned for Further Action

Comment: _____

A.O. Initials: *[Signature]*

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: JEFF GREEN, County Counsel
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: STRAW BALE TECHNOLOGY IN STRUCTURES

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on June 18, 1996

ACTION AND VOTE:

B) Waive First Reading and Introduce Ordinance Establishing Standards for the Utilization of Straw Bale Technology in Structures
BOARD ACTION: Discussion was held. Input was provided by the following: Alex Keaton commented on the energy and labor savings; stated this type of construction is user friendly and presented a cross section diagram of the walls for his proposed residence. Jerry Johnson stated he has studied this type of construction and commented on the estimated square footage costs; and stated he feels this type of construction is good in terms of ecological liability. Lee Haley, General Building Contractor, stated he agreed with the previous comments and feels this type of construction has the potential for being a very comfortable low-income home and can be simple or elegant; and stated he is proposing a Nebraska style - load bearing construction. (M)Reilly, (S)Taber, Res. 96-286 adopted endorsing the concept of straw bale construction in the County; and an Ordinance introduced establishing standards for the utilization of straw bale technology in structures, with change to reflect "prevailing winds"/Ayes: Unanimous.

cc: Ed Johnson, Planning & Building Director
Mike Edwards, Public Works Director

MARIPOSA COUNTY ORDINANCE NO. 902

**AN ORDINANCE ADOPTING STANDARDS FOR THE
UTILIZATION OF STRAW-BALE TECHNOLOGY IN STRUCTURES**

WHEREAS, AB 1314 was adopted by the State Legislature which established within the California Code of Regulations new standards for the use of straw bales as a construction component, and

WHEREAS, these standards cannot be used unless an express finding is made by the Board of Supervisors that the use is reasonably necessary based on local conditions, and

WHEREAS, by allowing the use of baled straw, a more affordable alternate construction material will be available to the citizens of Mariposa County;

NOW, THEREFORE, THE BOARD OF SUPERVISORS of Mariposa County, a political subdivision of the State of California, does ordain as follows:

SECTION I: The Board of Supervisors makes the following findings:

1. California Health and Safety Code, Chapter 4.5, Part 2.5, Division 13, §§ 18944.30, et seq. provides the opportunity for local agencies to adopt construction standards and permit the use of straw bales in the construction of structures;
2. Use of straw bales will promote the provision of cost and energy efficient structures and will assist California's agricultural community by providing another outlet of a byproduct of its activities;
3. California communities' air quality is adversely affected by the burning of straw and it is, therefore, desirable to encourage other uses such as construction materials. Air quality regulations are restricting the burning of straw such that it is important to allow other uses of it;
4. The application of the guidelines in AB 1314 is necessary because of the local climatic conditions in that contaminated air from the Valley communities is carried to Mariposa County by prevailing winds, and economic conditions in that straw house construction will provide another alternative for low-cost housing.

SECTION II: A new Chapter 15.14 shall be added to Title 15 and entitled "Straw Bale House Construction". Chapter 15.14 shall read in its entirety as follows:

"15.14.010 Citation and authority.

The use of straw bales shall be permitted in the construction of structures to the extent and subject to the standards set forth in Chapter 4.5 (commencing with § 18944.30) of Part 2.5 of Division 13 of the California Health and Safety Code.

15.14.020 Straw bale construction standards.

All foundations for a straw bale house shall be a minimum of fifteen (15) feet from a bank. All foundations shall be one (1) foot above grade. Grade shall fall away from the structure at least 2% of the first ten (10) feet.

15.14.030 Approval by engineer.

All straw bale house shall have the plans approved and stamped by a civil or structural engineer.

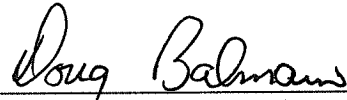
15.14.040 Determination of building permit fee.

For purposes of determining square footage of a straw bale house for payment of permits, the square footage shall be determined as if the outside perimeter of the house was constructed with a 2" x 6" standard framing."

SECTION III: This Ordinance shall become effective thirty (30) days after final passage pursuant to Government Code § 25123.

SECTION IV: PASSED AND ADOPTED by the Board of Supervisors of Mariposa County this 2nd day of July, 1996 by the following vote:

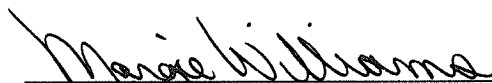
- AYES: Reilly, Balmain, Stewart, Parker, and Taber
- NOES: None
- ABSENT: None
- ABSTAINED: None



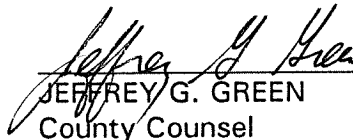
DOUG BALMAIN, Chairman
Mariposa County Board of Supervisors

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MARGIE WILLIAMS
Clerk of the Board



JEFFREY G. GREEN
County Counsel

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: JEFF GREEN, County Counsel
FROM: RHONDA SCHERF, Deputy Clerk of the Board *RS*
SUBJECT: ORDINANCE NUMBER 902

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on July 2, 1996

ACTION AND VOTE:

CA-4 Waive Second Reading and Adopt Ordinance Establishing Standards for
the Utilization of Straw-Bale Technology in Structures (County Counsel);
Ord. No. 902

cc: Ed Johnson, Planning and Building Director
Mike Edwards, Public Works Director
File