

Building Permits & Inspection Division

General Information: (916) 875-5296
<https://building.saccounty.gov/>

9700 Goethe Rd • Suite A Sacramento 95827 M-F 8:30am-4:00pm

827 7 th St • Room 102 Sacramento 95814 M-F 8:30am-4:00pm
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Agricultural Exempt Building Permits

What are Agricultural Exempt Buildings?

Agricultural exempt buildings are structures that comply with Appendix "C" of the current California Building Code. Agricultural exempt buildings shall qualify for an "exempt building permit" if they are located on a parcel of land that is at least 20 acres or is zoned AG- 20 and not located within a flood zone. Agricultural exempt buildings shall be limited to structures designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. An agricultural exempt building or structure shall not be a place for human habitation or a place of employment where agricultural products are processed, treated, or packaged nor shall it be a place used by the public.

Exception: Animal shelters used for housing livestock and residential pets less than 200 square feet will not require a permit as per S.C.C. 16.02.090.

Special Provisions:

Agricultural Exempt Buildings must comply with the current requirements contained within the California Building Code and Sacramento County Zoning Code, and in no circumstance shall be less than fifty (50) feet (15.24M) from property lines and other buildings.

How do I get a permit?

To obtain an agricultural exempt building permit the property owner or authorized representative will submit plan and supporting documents electronically to [online portal](#)

What types of plans do I need?

If you want to construct your own wood building, you can use the conventional light frame provisions of the California Building Codes and no engineering is required. You may draw your own plans or provide engineered plan with structural sheets and calculation package stamped and signed by a CA registered architect or engineer. The minimum plan size is 11"X17" and must contain the following information:

- Complete dimension plot/site plan drawn to scale showing the locations of all structures on the site, including the distances between structures and property lines indicating setback distances. The location of utilities, wells and septic systems must also be included.
- Roof plan showing pitch of roof, roof materials and framing members.
- Elevation plan showing the four orientations and type of siding, if applicable, and framing members.
- Floor plan indicating use of space
- If you are planning to install electrical, plumbing, or mechanical in an agricultural exempt building, you will need to obtain a separate miscellaneous permit.

Provisional Notes:

- The reduced agricultural exempt fees shall not apply to structures constructed without permits or in violation of State or County regulations.
- Any structure, including pole barns with floor areas greater than 10,000 square feet shall be appropriately classified as to their use and type and are not to be considered agricultural exempt structures. Appropriate building permits and plan review fees shall be required.
- **Any change in use will require a full alteration permit.** For example, a hay storage barn cannot be later used as a commercial riding stable unless a building permit for change of use is applied for, approved and issued by Sacramento County.
- Agricultural exempt buildings are not exempt from requirements set forth by other County Departments and Divisions.