

# Mono County Community Development Department

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## Building Division

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Bridgeport, CA 93517  
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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## FREQUENTLY ASKED QUESTIONS ROUND FIRE RECOVERY

### GENERAL INFORMATION

#### Contact Information:

- **Tom Perry**, building official: 760-932-5433, 760-924-4603, cell 760-937-5939  
tperry@mono.ca.gov
- **Jim Shoffner**, building inspector: 760-924-1822 jshoffner@mono.ca.gov
- **Cedar Barager**, permit technician: 760-924-1805 cbarager@mono.ca.gov
- **Brent Calloway**, analyst: 760-924-1809 bcalloway@mono.ca.gov
- **Dan Jenkins**, contract building inspector: 760-616-4312 teleboy11@mac.com
- **Website:** <http://monocounty.ca.gov/building>
- **Inspection hotline:** 760-924-1827

#### 1. Does Mono County keep home plans on file for existing homes?

Yes, we have digital files for existing structures. Most recent homes (i.e., from the mid- to late 1990s to the present) are on file with us, but older homes do not always have files and plans available. Contact Brent Calloway at 760-924-1809 or Cedar Barager at 760-924-1805 for assistance with document requests.

#### 2. Can a house be built on an existing foundation?

Applicants who wish to use the existing foundation system must have an analysis of the foundation system performed by a California licensed civil or structural engineer as required by section 3405 of the 2013 California Building Code (CBC). This analysis shall state that the engineer has visited the site and investigated the condition of the existing building elements. It shall also state that the remaining foundation is suitable for the support of the new structure, and that all under-slab utility systems (such as drain, waste, vent, water, mechanical, electrical, etc.) are suitable for continued use.

#### 3. When a home is rebuilt, must it be built in compliance with current building codes?

Yes, the structure must be constructed according to current state building codes. The state code in effect now is the 2013 California Residential Code, which applies to one- and two-family dwellings and their accessory structures. Provisions of the other 2013 California Building Codes apply, also.

#### 4. How is the County determining the amount of square footage that was on my property?

The Building Division will rely on two sources of information: existing building plans on file, and County Assessor data. However, the County can consider the square footages from formal documents, such as insurance papers.

## PERMITS

**5. Is a demolition permit required for removal of a building or portions of a building that were damaged or destroyed by a fire?**

Yes, a demolition permit is required per current state code (the 2013 California Residential Code, section R105.1). This would likely be for existing foundations, as all structures affected by the fire were totally destroyed or had minor damage. These permits are an over-the-counter style permit with associated fees waived, but will require Mono County Environmental Health's approval prior to the issuance of a building permit: 760-924-1845.

**6. Is a building permit required to repair damage to a structure?**

Yes, a permit is required for repairs and construction per current state code (the 2013 California Residential Code, section R105.1). Since very few buildings had minor damage, these permits will be issued no later than three business days after a submittal, and will require only a 'like-for-like' replacement of what was there. No engineering or building plans will be required.

**7. How long do I have to rebuild my permanent residence?**

There is no timeline on when you have to rebuild. However, once issued, building permits are valid for three years, so long as progress is being made on construction and regular inspections (one every six months) are being scheduled and conducted by the Mono County Building Division. Additional extensions of time beyond three years are possible with a written request to the Building Official.

**8. What documents are needed for a building permit submittal?**

All required plans and documents required for a rebuild permit are identified on our building permit application, which is available on website at <http://monocounty.ca.gov/building>. A complete submittal and detailed building plans often translate into quicker review times. The site plan must also be detailed, as multiple departments and agencies are using the site plan for their reviews that must be completed prior to permit issuance.

**9. Once I have all permit submittal documents ready, how do I submit them for the permit?**

Submittals can be accepted and processed at both our Mammoth Lakes and Bridgeport offices. The Mammoth Lakes office is located directly above Giovanni's restaurant at the Minaret Village Mall, located at 437 Old Mammoth Road, Suite P. The Bridgeport office is located in the Courthouse Annex I building, in the same building as the library, at 50 School St.

**10. What are the County fees associated with permits for the Round Fire?**

Permit fees for the reconstruction and repair of structures that were damaged or destroyed are waived. This is applicable only for the property owners who experienced a loss due to the fire. This includes building permits, demolition permits, and associated electrical permits. Additionally, fire district fees are waived for rebuilding structures destroyed by the fire.

**11. What about school district fees?**

Since school district fees are developer fees, these fees do not apply to the reconstruction of homes destroyed in the fire. This exemption would apply for the original square footage of the destroyed structure, plus a maximum of 500 additional square feet. However, if the rebuilt square footage of the new structure exceeds the original square footage plus the extra 500 square feet, then fees would apply to that additional square footage.

## RESIDENTIAL FIRE SPRINKLERS

**12. Are residential fire sprinklers required in reconstructed buildings that were destroyed in the fire?**

Yes, residential fire sprinkler systems are required as mandated by the 2013 CRC, section R313.

**13. Who can assist with the plan preparation and installation of residential fire sprinklers?**

There are various designers and contractors who can perform these services. Please contact Building Division staff for designer and contractor information.

**14. Do I need a licensed fire protection contractor to design and install the sprinkler system?**

No, a fire sprinkler designer may do the design work and furnish plans, which can be used to submit to the Building Division that would allow flexibility with who could do the installation. However, a licensed C-16 fire protection contractor can prepare plans and do the installation, but often will require their client to use them for both the plans and installation.

**15. What types of residential fire sprinkler systems are available?**

There are two different types of sprinkler systems to select: An anti-freeze system, and a multi-purpose system. The anti-freeze system is the type that is isolated from the rest of the building's domestic plumbing, and provides freeze protection such that heat need not be maintained in the building. The multi-purpose system is a non-anti-freeze system connected to the building's domestic plumbing and serves sprinkler heads similar to other plumbing fixtures. The multi-purpose system is generally less expensive than the anti-freeze system, and is suitable for primary home owners.

**16. Who can install residential fire sprinkler systems?**

A California licensed C-16 fire protection contractor can install residential fire sprinkler systems. California state law also allows property owners to install residential fire sprinkler systems on their own property. Additionally, state law will allow a licensed C-36 plumbing contractor to install residential fire sprinkler systems. The Building Division recommends having a C-16 contractor install such fire sprinkler systems.

**17. Do I need to submit fire sprinkler plans and documents to the Building Division along with my other construction documents for a building permit?**

Yes, building permit applicants must submit fire sprinkler plans with supporting hydraulic calculations along with their other construction documents. Using a fire sprinkler designer to prepare the sprinkler plans while the other house plans are being prepared is preferred, as a designer will not require the home owner to hire them for the installation. However, the Building Division can accept fire sprinkler plans as a deferred submittal, meaning the sprinkler plans and calculations can be submitted to us after the permit is issued. We will need to have the sprinkler plans submitted, reviewed, and approved prior to any inspections beyond roof and shear.

## MORE QUESTIONS?

Should you or any other interested person(s) have any questions or concerns not fully addressed in this document, please contact Building Division staff. Staff contact information is located at the beginning of this document.