

# Dirt to Dispensary Workshop Series

Workshop #5  
Cultivation Infrastructure

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# Today's Agenda

- Existing Structure Limitation
- Design Review
- Fencing
- Grading and Building Permits
- ADA Accessibility Requirements
- Hoop Houses/Greenhouses
- Questions/Answers –Different Format



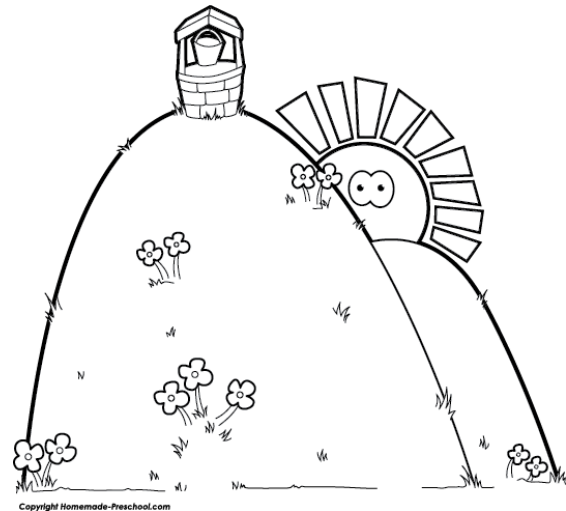
# Existing Structure Limitation

- Previously Developed Areas, or
- Legally Established Structures built (finalized) prior to Jan 1, 2016
- Expanded to include Impervious Surfaces
- May move from existing footprint

Setback Consideration: Wildland Urban Interface (requirements for non-combustible materials): U occupancies exempt per CBC 701A.3

# Design Review

- Required under Chapter 26-88-254(c)
- New Structures, Road, Fences, Conversion of Existing Structures or Containers
- Administratively Processed
- May be waived if invisible to public roadways



# Fencing

“Fencing shall be consistent with the surrounding area and shall not diminish the visual quality of the site or surrounding area.”

- Building Threshold Requirements
- Fenced with locked gates, screened with native vegetation
- Knox Lock for Gates (Fire Safe Standard)



# Processing and Nursery Facilities

- Nursery Limitation
- Nursery for On-Site Cultivation Only
- Separate Processing Permit?
- Mobile Processing?
- Temporary Trimming Operations?



# Grading Permits

- Cannabis will be treated like any other commercial operation
- Use the “Grading Permit Questionnaire” form
- Projects likely to exceed grading threshold(s):
  - New or reconstructed road
  - Pads or terraces for cultivation area
  - Grading to support new infrastructure
  - Fill in a special flood hazard area
- Typical permit cost \$2000-\$4000
- Drainage Review



# Building Requirement Table

Occupancy	ADA	Restrooms	CAL Green	T-24 Energy	Wildland Urban Interface	Sprinklers
U	Yes	Not Req	Yes	Yes <sup>1</sup>	Not Req	>3,000 sq ft
F-1	Yes	(1M/1F/50)	Yes	Yes <sup>1</sup>	Yes	New/Changed Use
S-1	Yes	(1M/1F/100)	Yes	Yes	Yes	New/Changed Use
H	Yes	No Req	Yes	Yes	Yes	New/Changes Use

<sup>1</sup> Unconditioned commercial grow spaces- energy code requirements are limited to lighting and power distribution, but grow lights can be excluded if controlled by a multi-level astronomical time-switch control (controls lighting based on time of day and astronomical events such as sunset and geographic location)



# Building- What Should Be on Plans?

- Grow Lighting/Lighting or other automated control systems
- Power Supplies, Batteries, Venting
- UPS or backup Power Systems
- Compressed Gas/Flammable / Combustible liquids/CO/CO2 Systems
- Pesticides/Toxic Chemicals
- Corrosive Chemicals
- Security/Camera Systems
- Power Egress/Door Controls
- Extraction Equipment (if any onsite)
- Indication of where processes/work will occur



# Accessibility Requirements

- Temporary Structures are Okay
- Threshold for Outdoor Cultivation
- Do I need a septic system? Yes
- Do I need potable water? Yes
- Recommended Approach to ADA: Facility Level ADA Plan and then Building ADA Plan
- CA Plumbing Code Bathroom Req: [2016 CPC Table 422.1](#)



# Hoop Houses

- “Outdoor” if Hoop Houses are Temporary
  - Less than 180 days
  - No electrical
- “Mixed Light” if Permanent
- Building Permits- Exempt if there is no plumping, electrical, mechanical (considered shade cloth structure)



# Greenhouse Occupancy

(plants only, no drying /trimming)

U

No artificial ventilation, no electrical or automatic lights or shading

F1

Artificial Lights and Automatic Shade Controls

F or H  
(potentially)  
CO2 Utilized



# Helpful Resources

- Tile 24 CA Building Code

<https://law.resource.org/pub/us/code/bsc.ca.gov/>

- CAL Green Checklists

<http://www.sonoma-county.org/prmd/docs/grnbldg/index.htm>

- Colorado Guide to Worker Safety for Cannabis Industry

[http://marijuanaindustrygroup.org/wp-content/uploads/2017/02/Guide-to-Worker-Safety-and-Health-in-the-Marijuana-Industry\\_-FULL-REPORT-1.pdf](http://marijuanaindustrygroup.org/wp-content/uploads/2017/02/Guide-to-Worker-Safety-and-Health-in-the-Marijuana-Industry_-FULL-REPORT-1.pdf)

Article- Building and Spaces Used for Commercial Plan Growth

<http://www.energy.ca.gov/2017publications/CEC-400-2017-004/CEC-400-2017-004.pdf>

# Helpful Resources (PRMD)

- Building Permit Submittal Checklist

<http://www.sonoma-county.org/prmd/docs/handouts/bpc-003.pdf>

- Shipping Container and Storage Building Policy

<http://www.sonoma-county.org/prmd/docs/policies/9-3-6.pdf>

- When do building plans require a professional?

<http://www.sonoma-county.org/prmd/docs/techbulletin/b-36.pdf>

- Greenhouse Accessibility Information

<http://www.sonoma-county.org/prmd/docs/techbulletin/a-3.pdf>

