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# **BUILDING REGULATIONS**

**May 18, 2024**

(This revision supersedes all other editions)

## **THE BOARD OF DIRECTORS (BOARD) OF THE SAN JOAQUIN RIVER CLUB, INC. (CLUB) HAS ADOPTED THIS SET OF BUILDING REGULATIONS TO MAINTAIN AND ENHANCE THE BEAUTY AND QUALITY OF THE CLUB AS A RESIDENTIAL AND RECREATIONAL AREA.**

Club Building Regulations supplement San Joaquin County Community Development Department and San Joaquin County Environmental Health Department (County) codes and regulations. In the case of conflict between Club Building Regulations and County codes and regulations, the more stringent or restrictive regulation shall apply.

The Building Committee (Committee) shall administer these regulations with the approval of the Board. Ideally, the Committee shall consist of at least five members, one of whom must be a member of the Board. All appointments to the Committee, including those to fill vacancies, shall be made by the President and approved by the Board. A Chairman shall be appointed by the President and approved by the Board.

Failure to comply with Club Building Regulations or County codes and regulations shall result in punitive action in accordance with Club By-Laws and Resolutions as the Board may deem necessary. These actions are taken in accordance with Article VI, Section 1, and Article X, Section 4 of the Club By-Laws.

### **1.0 BUILDING COMMITTEE AND MEMBER OBLIGATIONS**

1.1 The Committee: The Committee shall review all plans and applications pertaining to initial construction and alterations of Site improvements. The Committee shall then submit the plans and applications to the Board for approval or rejection at the next regular Board meeting.

1.2 Members: Except as provided in 1.2(a), the Member of record must obtain a Club permit and approval of the Board (plus a county permit, if required) prior to any initial construction or alterations of the following: dwellings, garages, carports, utility buildings, fences, patios, walkways, driveways, decks, arbors, miscellaneous structures, sheds, docks, canopies, et al and any impervious ground cover. The Member may designate a representative to act in his behalf in these matters via a signed letter to the Committee or the Board. A copy of the County permit (if required) must be given to the office for inclusion into the subject Site file within 30

days. Should the County require a permit for said project, then a Club permit is definitely required.

1.2(a) The Member of record (or representative as stated in 1.2), must obtain a Club permit and approval of the Committee (plus a county permit, if required) prior to any construction and/or alteration of the following types of projects, provided NO Club variance is required and/or requested;

Sheds that do not require a county permit

- Canopies that do not require a county permit
- Septic
- Roofing
- External siding
- Solar panel(s)
- Retrofit window(s)
- HVAC
- Water Heater

However, in such situations, an application must be submitted to the Committee for review of placement/setback and other regulations. Construction may begin after the Committee has verified compliance and permit has been signed and stamped by Committee members. In such situations, the normal permit fee shall apply.

1.2(b) From time to time, at the request of the Member, the Committee may deem a project an “Emergency” and elect to approve, sign and stamp the application prior to Board approval. Such situations will be considered by the Committee on a case-by-case basis.

## **2.0 ON-SITE LIMITATIONS FOR SITES**

2.1 Structures: Not more than one dwelling shall be constructed on one Site. Subject to Club and County building regulations, a separate or attached garage, a carport, utility buildings, fences, decks and arbors, et al., may be constructed on a Site with a dwelling.

Recently new County and FEMA restrictions have been imposed on building construction in the Club. This is due to the sizable portion of Club property that is in the flood plain. Several dwelling configurations have been developed to provide the member with options that anticipate the most common issues and still assure members equal treatment with respect to building size. The configurations are listed below.

2.2 Dwellings: A single family dwelling with maximum living area of 1500 square feet is permitted in one of three possible configurations:

Single Story: All 1500 square feet at or near ground level. Existing **attached** garage can be converted to living space provided the maximum living space square footage is observed. Attached or detached garages may also be constructed provided there is no encroachment on the septic system. This option may only be available to sites located outside of the flood plain.

Two Story: The 1500 square feet of living area is split between two levels. Attached or detached garages may also be constructed provided there is no encroachment on the septic system. This option may be available in the flood plain depending on the extent of the remodel of an existing dwelling.

Two Story Elevated: All 1500 square feet of living area is on the second level. Garage and/or non-habitable space is restricted to the lower level under the living area. No detached garage allowed unless lower level is under 5 feet in height (revert to Single Story option). This may be the only option for new construction in the flood plain.

No basements allowed. Maximum structure height (finished grade to ridge) 27 feet.

Excessive fill to raise the foundation of a structure is not permitted. Any fill height over 2 feet above the grade of adjacent sites is considered excessive.

2.3 Garages: Detached from the dwelling may be constructed on improved or vacant sites. Maximum height is 17 feet, measured from the finished grade to the ridge of roof. Metal garages with a minimum 12-year paint finish are allowed. Garages shall not be used as living quarters.

2.4 Canopies: Structures with a lightweight framework with soft sides and/or roofs.

2.5 Sheds: Sheds, shops, shelters, out buildings, play houses, et al shall be referred to as “sheds”. Sheds are limited to a maximum of 200 square feet with a maximum height of 12 feet and a maximum roof pitch of 4/12. Metal type sheds are allowed with a minimum 12-year paint finish. Sheds must be placed on the rear half of the site. No cargo type containers shall be allowed. Sheds shall not be used as living quarters.

2.6 Utility Buildings: Are defined as structures that are attached to the home or garage to house washer/dryer, water purification systems, refrigerators, freezers and water heaters. Not to exceed 100 square feet.-

2.7 Miscellaneous: The construction of carports, utility buildings, patios, walkways, driveways, decks, garages, ramps, steps, docks, fences, sheds, canopies and arbors, et al, as well as impervious ground cover, shall be subject to the Club Building regulations.

2.8 Fences: Shall not exceed 6 feet in height. Fences in front of the dwelling shall not exceed 4 feet in height and shall not extend beyond the front Site boundary. Fences on corner Sites may not exceed 4 feet in height within 10 feet of a road, and shall not extend beyond the Site boundary. No Club permit is required for repair and/or replacement of an existing fence.

2.9 Temporary Dwellings: Recreational vehicles, tents or structures for use as temporary dwellings shall be permitted with Board approval on the Site during the construction of a permanent dwelling. After completion of the dwelling, recreational vehicles may be stored on the Site upon approval of the Board but may not be used for living quarters.

2.10 Building Material: Prior to obtaining approval for initial construction or modifications of a dwelling, no building material shall be placed on the Site.

2.11 Pools: Private swimming pools, above ground only, may be installed with Board and Building Committee approval, provided they are no deeper than 4 feet nor use more than 5000 gallons of water. A fence, 5 feet minimum height with self-closing, self-latching gate is required for pools with depth greater than 2 feet. County permits may be required.

The location of the pool on the Site must be approved by the Board. Furthermore, the member shall supply a copy of his/her homeowner's insurance policy, naming the Club as an additional insured, with a minimum of \$300,000.00 liability protection. Member must submit proof of insurance yearly.

Pools not more than 2 feet in height and not more than 10 feet in diameter are not subject to Club regulations.

2.12 Spas: Portable Spas, up to 49 square feet in surface area, with rigid covers, are permitted. The location of the spa on the Site must be approved by the Board. The cover must be in place and secured when the spa is not in use. Spa must be within a fenced area. Fence(s) shall be no less than 5 feet in height, with a self-closing, self-latching gate.

2.13 Vacant Sites: Sites without a dwelling are considered “vacant” sites. Subject to the Club building regulations, the following may be constructed on “vacant” sites: one garage, one carport or combination thereof, to a maximum size of 1,250 square feet. Maximum height is 17 feet, measured from the finished grade to the ridge of roof. In addition, a shed not to exceed 200 square feet may be constructed on the same site. Other structures may be constructed subject to these building regulations and Board approval. Metal storage sheds and garages are allowed with a minimum 12-year paint finish. Sites may be fenced. Cargo containers are not permitted. Garages or other structures shall not be used as living quarters. Total impervious ground cover is limited to forty (40) percent of the site area. **Improvements or storage of any items on a vacant site is permissible only if the vacant site is an accessory to an existing family residence within the Club.**

### 3.0 PLANS AND SPECIFICATIONS

Plans and specifications shall be accepted or rejected by the Board within 5 weeks after they have been submitted to the Committee.

There shall be no deviations from plans and specifications after they are approved by the Board. Plans and specifications must be resubmitted to the Committee if any changes are made.

3.1 Regulations: All plans for initial construction or modifications of improvements on a Site shall meet the requirements of Club and County building codes and regulations. *In the case of conflicting regulations, the more stringent requirement shall apply.*

3.2 Plans: All plans must be drawn to scale with all dimensions shown. Plan sheets submitted to the County shall be 18” x 24” minimum size. Other sizes may be accepted by the Committee for projects not needing a county permit.

3.3 Site Plan: All existing Site improvements as well as new construction shall be shown on the Site plan. **The entire septic system must be shown on the Site plan.**

In the case of construction on a vacant Site the Club shall define the Site boundaries by marking/staking each corner of the Site. The marks/stakes shall remain in place until the initial construction of the structure or garage has been completed and inspected.

All coverage, including walkways, shall be included in the building plans and plot plans.

3.3.1 Minimum Setbacks: The front Site boundary cannot be located by measurements from the street. Measurements shall be established from the rear and side Site boundaries. The following measurements shall be observed:

- Septic Systems: 5 feet from Site boundaries and 5 feet from foundations, structures or patios. All other septic system components 5 feet from Site boundaries and 10 feet from foundations, structures or patios. No encroachment on septic system or setback shall be permitted.
- Utility Buildings: 15 feet from front Site boundary, 3 feet from side and rear Site boundaries. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.
- Porches and Patios: 15 feet from front Site boundary, 3 feet from side and rear Site boundaries. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.
- Arbors and Gazebos: 15 feet from front Site boundary, 3 feet from side and rear Site boundaries. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.
- Sheds: Must be on the rear half of the Site, 3 feet from side and rear Site boundaries, and 6 feet from dwelling. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.
- Garages: 15 feet from front Site boundary, 3 feet from side and rear Site boundaries, and 6 feet from a dwelling. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.
- Canopies: 15 feet from front Site boundary, 3 feet between structures and 3 feet from side and rear Site boundaries. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.
- Dwellings: 15 feet from front Site boundary and 5 feet from side Site boundaries. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.
- Carports: 15 feet from front Site boundary and 3 feet from side Site boundaries. For corner lots, must be a minimum of 15 feet from Site boundaries at the streets.

- Driveways or sidewalks of concrete: Shall not extend beyond the Site boundaries, except with special approval by the Board. If approval is granted, a concrete expansion joint shall be placed at the Site boundary.

3.3.2 Replacement: A dwelling may be rebuilt or replaced by the Member, upon Board approval, after obtaining an SJRC Building permit and compliance with applicable County regulations.

3.3.3 Porches and Patios: Porches and patios attached to the dwelling may be open or enclosed. Attached patio covers may be enclosed with walls having any configuration, provided the open area of the longer wall and one additional wall is equal to at least 60 percent of the area below a minimum of 6 feet 8 inches of each wall, measured from the floor. This open area may be enclosed with insect screening, translucent acrylic plastic windows or conventional glazing.

3.4 Procedures: Plans and specifications shall be submitted to the Committee. The plans shall include a Site plan, a foundation plan, a floor plan, a framing plan and four elevation plans, one for each side of the structure.

Approval by the Board shall be indicated by a Club stamp and signature of Committee Chairman on all pages of the plan. One set of Board approved plans and specifications shall be retained by the Club until such time as the member returns with County approved plans at which time the County approved plan shall be substituted for the Board approved plan provided there are no changes on the County approved plan. The Club shall retain both copies in the Club Building Files for comparison should any question arise. Three sets of the approved plans and specifications shall be submitted by the Member to the County for review and approval. Upon approval by the County, one set marked "Site Copy" must be posted at the construction site at all times, accessible to County inspectors and Members of the Committee or the Board.

3.5 Septic Systems: Applications for installation or alterations of septic systems must be submitted to the San Joaquin County Environmental Health Department. The location and dimensions of the septic system shall be defined on a Site Plan in accordance with Paragraph 3.3. The County will provide specific requirements for the tank and drain field and will perform inspections during construction. No encroachment on any portion of the on-site septic system shall be permitted.



## **4.0 PERMITS**

San Joaquin County permits are required for structures over 120 square feet and for additions/changes to electrical, plumbing and septic systems. County permits may be required for other construction and/or improvements. Members are advised to contact the County for actual requirements. Club permits are required for all construction which requires a county permit and for construction referenced in these regulations. A \$30.00 fee is required to be submitted with Club applications. **A \$125.00 application fee is required for projects that were begun prior to Club approval and/or when work is continued or restarted with an expired permit.**

4.1 Addition: The club building permit is valid as long as the county permit has been filed, approved and active. If County takes longer than six (6) months to approve the county permit, then the Member must return to the Building Committee to update progress.

Any Club permit, not needing a county permit, still expires 180 days (6 months) after approval. One extension will be available if a \$30.00 fee is paid prior to expiration. Board approval not required. Effective 08/20/2022.

## **5.0 SITE IDENTIFICATION**

All sites with structures shall be identified by the Site number. Site numbers shall be 3 inches in height and on a contrasting background. Numbers shall be easily visible from the street with no obstruction by trees, vines, or shrubs.

## **6.0 LAKESHORE**

A dock is any structure constructed upon the shore of any lake within the boundaries of the Club. Docks, piers, boat landings, wharfs, platforms, gazebos and decks, et al at the water's edge will be referred to as "Docks". A Club permit, a member responsibility agreement and Board approval are required before a dock can be constructed. All such structures shall be parallel to the shore line and shall not extend more than 10 feet beyond the waterline at maximum lake level. Prior to construction, plans shall be approved by the Board. Docks shall be maintained by the Member of record in safe and proper condition at all times.

## **7.0 VARIANCES**

Variations from these regulations may be granted by the Board after review by the Committee. Only written variations from the Board are valid.

## **8.0 ROOFS**

All roof coverings, replacements or new installation shall be fire retardant as defined in the CBC Standards. All roof replacements or new installations require a county permit as well as a Club permit. Repairs of less than 3 squares (300 square feet) are exempt from both permits.

## **9.0 VIOLATIONS**

All violations of these building regulations will be reported to the Board of Directors for enforcement (and assessment of any penalties). Penalties may include correction and/or removal of any non-complying improvement and/or fines.

## **10.0 ARBITRATION**

In the event that the Committee and the Member cannot agree on a permit issue, the Member may appeal to the Board for resolution of a problem. Board action shall be final.

Board Approved on May 18, 2024