



County Administrative Center  
**AMADOR COUNTY**  
**BUILDING DEPARTMENT**

810 Court Street  
Jackson, California 95642  
Telephone: (209) 223-6422  
Permit Portal:  
<https://amador.co.ca.eprocess360.com>  
Website:  
[www.co.amador.ca.us](http://www.co.amador.ca.us)

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**Kirkwood Meadows Subdivision**  
**Construction Design Standards / Requirements**

1. Minimum setbacks to property lines: **Front 25 feet - Side 5 feet - Rear 15 feet.** (for all properties less than 1 acre)
2. Maximum height limit: 34' for lots with slopes of 10% or less; 36' for lots with slopes greater than 10% but less than 20%; and 38' for lots with slopes greater than 20%.
3. Applicable building codes: All of the currently adopted **2019 California Title 24 Building Codes.**
4. **Amador County Ordinance numbers 1530, 1581, and 1556.**
5. **LPG Gas Appliances-** "Liquefied Petroleum gas burning appliances located at or above 5000 feet elevation shall be equipped with a listed and approved gas leakage detector, with automatic shut off and an alarm that is audible to all sleeping rooms."
6. **Seismic Zone D.**
7. **Climate Zone 16.** (for T24 energy calculations)
8. **Ultimate design wind speed** as established per **CRC** Chapter 301.2.1 is **95 mph, exposure "B".**
9. Maximum allowable Soil Bearing Pressure (without site specific soils analysis) **1500 psf.**
10. No expansive soils encountered / reported in general area soils analysis.
11. Average frost line is **12 inches.**
12. No 15% increase of values for duration of load according to CBC Section 2504.4 allowed.
13. **Snow load 270 psf-** no slope reduction above 34.4 degrees. (8 1/4 :12 pitch roof)
14. **Minimum snow load 180 psf** for slope reductions.
15. Maximum 50% snow load reduction for calculating seismic mass.
16. Building Plans / working drawings must be prepared by California State licensed Architect or Engineer and be accompanied by complete engineering package.
17. A copy of Homeowners or KMAPC approval & conditions must be submitted with plans.
18. All plans to be reviewed and approved by Kirkwood Home Owner Association or Kirkwood Planning Committee, Kirkwood Public Utility District for Sewer, Water, Electric & Propane connections, and Kirkwood Volunteer Fire Department **prior** to being submitted to the Amador County Building Department as part of a building permit application.

Note: See Amador County "**Building Permit Information**" handout for additional information