

CCORP – Q&A

Latest update – 9/18/2022

Non rebuild Questions

Q1: Will pulling water from streams and rivers still be allowed?

A: Probably. We are getting clarification

Q2: If a lot does not get the OK to rebuild, has there been any discussion with the FS about getting another lot? (new 9/2/22)

A: Yes. The FS says they have in lieu lots identified, but we suspect they list is incomplete

Q3: Has there been any discussion of what will be required if a permit is abandoned?

A: Yes. The permit says return to natural conditions (as if a cabin never existed on the lot). Exactly what that means is still being discussed. For example, fill in septic tank vs removing. We are working hard on getting the FS to allow people to sell their remaining improvements to someone who would like build a new cabin, which would mean not having to pay to return back to nature and may bring some \$ to the old permittee.

Q4: Can we have a tent platform like they do at Berkley Echo Lake camp? (new 9/18)

A: No. The use permits and the handbook does not allow for temporary things like that.

Q5: When will bills for the debris cleanup be sent? (new 9/18)

A: We will find out.

Q6: For trees further than 200 ft from road, but which could fall on a cabin site, when will we be allowed to fall and remove those at our expense? (new 9/18)

A: We think as soon as your lot is returned to the county. We will check. It would seem like waiting until you have started the rebuild may be advantageous. Some may be taken out by the FS and others may fall on their own over the winter.

Rebuilding questions

Q1: What size can my rebuilt cabin be? (update 9/1/22)

A: Determination of walled-in space includes the sum total of all habitable structures. A total of up to 1,400 square feet is allowed (excluding loft which is defined as an unpartitioned open space under a roof) "On reasonably level lots, homes shall be no more than 26 feet from the ground to the peak of the roof." Note: LTBMU has in the past had a 4 foot restriction on how high loft walls can be.

Q2: What size can my deck be?

A: "Combined deck, porch, and patio size (including walkways) is limited to 60 percent of the primary structure first floor square footage (the cabin footprint). Small recreation residences may be authorized up to 250 square feet combined total which provides a usable deck/porch/patio". Max size 800 sq. ft.

Q3: Can I have outbuildings such as tool sheds, outhouses, etc.? (updated 9/2/22)

A: The Forest Service currently discourages outbuildings; though, on a case by case basis some may be allowed if justified (smaller cabins) up to 40 square feet. Outhouses will not be allowed.

Q4: What are the standards for footings and foundations - both cabin structure and decks?

A: This is still in discussion.

Q5: How much time will I have to rebuild my cabin?

A: After the FS gives the OK to rebuild, you have one year to submit plans to the FS. You have two years after they approve the plan to finish probably at least a shell. There can be some extensions to this timeframe if circumstances warrant it but are hazy at best. We are discussing modified timelines, which the Forest Service seems extremely receptive to at this juncture.

Q6: Will PG&E allow underground power? (updated 9/1/22)

A: In some cases, PG&E is putting main power transmission underground. In other cases, it's overhead. The amount of granite boulders in the vicinity is the key obstacle which determines their protocol.

PG&E has told us they will provide power back to your cabin at no charge (as it is a replacement, not new service); however, the cost of running it underground from the nearest pole all the way to the cabin would be the permittee responsibility. Note: there could be a few exceptions to this PG&E policy. Since power can no longer be strung between trees, we currently believe the best option is to have PG&E run the new power feed to a power pedestal (pole) located at a convenient spot close to the rebuilt cabin (new meter base location) and then run from the meter base underground to the cabin following the construction process. Another viable option is to use generator power during the early stages of construction and have the meter base located on the cabin with power being brought to the meter base at the appropriate time. FYI - most likely the majority of cabins will require 1-3 pedestals (poles) to reach the cabin if no underground for the nearest pole is used.

Q7: What kinds of building materials can we use? (9/1/22)

A: This is still under discussion. The Forest Service is open to modern fire resistant materials that look like natural wood. The Forest Service is currently discussing "fire Hardening" materials with the County and other government agencies. We have been told we will have input as to which materials/locations may be required

Q8: Can I use my existing still operational septic system? (updated 9/1/22)

A: This is still under discussion. This has been allowed in some other fires locales. The Forest Service would prefer not to have the forest dug up to replace them if it is not needed. Septic systems which were not approved or which did not meet minimum standards prior to the fire most likely will be required to be replaced. More to come on this important topic.

Q9: Can we mill trees from our lot to use on in the rebuild?

A: Only lumber that has been stamped and graded can be used structurally. For areas not structural, like trim, some siding, etc. it is possible to use milled lumber; however, the FS owns the trees and they may be included in harvest contracts. Also, it is very labor intensive and time consuming to actually mill,

size, dry, etc. lumber from logs. Mike Buehler has done this and will be happy to chat with anyone about what it takes.

Q10: Can I use a prefab or a kit cabin?

A: As long as it meets the final standards which are ultimately agreed upon, yes. Mobile homes and tiny houses on (typically on wheels) will not be allowed.

Q11: Are we considering groups sharing an engineer to reduce cost.

A: Not in the simple definition of "sharing". Once standards and applicable codes are agreed upon, there will be some aspects where engineering details can be shared. Ultimately, each cabin will require its own engineering; however, we anticipate some common engineering details may be made available to be used.

Q12: What will the Forest Service consider as complete for the rebuild.

A: This is still under consideration. We are pushing for a completed shell which would include minimum sanitary facilities such as a bathroom with sewer (septic) hookup, minimal electrical and plumbing approvals.

Q13: Are we limited to the existing Forest Service color choices for cabin exteriors?
(new 9/1/22)

A: This is under discussion. We are seeking to expand on the current limited color options, to also include all natural wood color tones.

Q14: What about topo and boundary surveys? (new 9/18)

A: In general the FS is happy with boundaries and elevations. They will not be requiring them, even though the county maps show some roads, cabins, etc. in wrong places.

Q15: Will county building permits be required? (new 9/18)

A: Yes. The FS does not have the expertise to inspect buildings, so they delegate that to the county. The building codes will be right sized for the cabins.