

ORDINANCE NO. 23-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CENTRO REPEALING CHAPTER 7, ARTICLES I THROUGH XIV OF THE CITY CODE IN THEIR ENTIRETY AND READOPTING CHAPTER 7, ARTICLES I THROUGH XIV BY REFERENCE TO THE 2022 CALIFORNIA ADMINISTRATIVE CODE, THE 2022 BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA GREEN BUILDING STANDARDS, THE 2022 MECHANICAL CODE, THE 2022 PLUMBING CODE, THE 2022 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2022 HISTORICAL BUILDING CODE, THE EXISTING BUILDING CODE, THE 2022 GREEN BUILDING CODE AND MAKING FINDINGS RELATIVE TO LOCAL CLIMATIC, GEOGRAPHIC, OR TOPOGRAPHIC CONDITIONS TO SUPPORT LOCAL AMENDMENTS TO SUCH CODES, AND ADOPTING BY REFERENCE THE 1997 UNIFORM ADMINISTRATIVE CODE, AND 1997 UNIFORM HOUSING CODE

SECTION 1. The City Council of the City of El Centro finds as follows:

- A.** Health and Safety Code Section 17958 provides that the city shall adopt ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State pursuant to Health and Safety Code Section 17922; and,
- B.** The State of California is mandated by Health and Safety Code Section 17922 to impose the same requirements as are contained in the most recent edition of the California Building Code, the California Residential Code, the California Residential Code, the California Electrical Code, the California Green Building Standards and the Uniform Administrative Code (collectively the “Codes”).
- C.** Health and Safety Code Section 17958.5(a) permits the City to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geographic or topographic conditions.
- D.** Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the Codes, shall make an express finding that such changes or modifications are reasonably necessary to the California Building Code 2022 Edition, the California Residential Code, 2022 Edition and the California Electrical Code, 2022 Edition, are reasonably necessary due to local climatic, topographic, or geographic conditions in the city of El Centro \
- E.** The remainder of any changes and modifications are administrative or procedural nature, or are reasonably necessary to safeguard life and property within the City of El Centro.
- F.** The amendments related to life and fire safety contained in Sections 116, 3106, 3104.11

of the 2022 Edition of the California Building Code and sections 202, 203 of the Uniform Administrative Code, 1997 Edition, El Centro Community Development Department are found to be reasonably necessary due to the following local conditions specified below.

**G.** Pursuant to the requirements of Health and Safety Code Section 17958.7, the City Council finds and determines there is a need to adopt the changes or modifications to the California Building Standards Code because of the following local climatic, topographical, and geological conditions

**a. Climatic Conditions**

Hot, Dry Santa Ana winds are common to all areas within the City of El Centro and Imperial County in general. These winds which can cause small fires which spread quickly, are a contributing factor to the high fire danger in the area, and create the need for an increased level of fire protection. This added protection will supplement normal fire department response available and provide immediate protection for life and safety of multiple occupancy occupants during fire occurrences.

**b. Geographic Conditions**

1. Imperial County and the City of El Centro are in a high seismically active area. The major San Andreas Earthquake Fault line is within the miles of the City limits. In the past, this Fault Line has created many major earthquakes in the region.
2. Traffic and circulation congestion presently existing in the City of El Centro often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional onsite protection for property occupants necessary.

**SECTION 2. THE CITY COUNCIL OF THE CITY OF EL CENTRO, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

Articles I through XIV of Chapter 7 of the Code of the City of El Centro, California, are hereby repealed in their entirety and Articles I through XIV of Chapter 7 of the Code of the City of El Centro are readopted to read as follows:

**CHAPTER 7**

**BUILDINGS AND BUILDING REGULATIONS**

Article I      In General  
Article II     California Administrative Code

Article III	California Building Code
Article IV	California Residential Code
Article V	California Electrical Code
Article VI	California Mechanical Code
Article VII	California Plumbing Code
Article VIII	California Energy Code
Article IX	California Historical Building Code
Article X	California Existing Building Code
Article XI	California Green Building Code
Article XII	Uniform Administrative Code
Article XIII	Uniform Housing Code
Article XIV	International Property Maintenance Code

## **ARTICLE I. IN GENERAL**

### **Sec. 7-1. Special setback line: Fourth Street from Orange Avenue to south city limits.**

A special setback line of not less than twenty-five (25) feet is hereby set for all construction other than residential on that portion of both sides of Fourth Street extending from the south line of Orange Avenue to the south city limits.

### **Sec. 7-2. Right-of-way dedication requirement; Ross Avenue from Fourth Street to Dogwood Road.**

Prior to issuance of any building permit, or approval of any map for recordation, for property on the north side of Ross Avenue from Fourth Street to Dogwood Road, a right-of-way for public purposes will be granted according to the following:

- (a) A grant of thirty-four (34) feet on property located between Fourth Street and Second Street, for total right-of-way width for Ross Avenue of eighty-four (84) feet.
- (b) A grant of forty (40) feet on property located between Second Street and First Street, for a total right-of-way width for Ross Avenue of eighty (80) feet.
- (c) A grant of forty-four (44) feet on property located between First Street and Hope Street, for a total right-of-way width for Ross Avenue of eighty-four (84) feet.
- (d) A grant of forty-eight (48) feet on property located between Hope Street and Dogwood Road, for a total right-of-way width for Ross Avenue of eighty-eight (88) feet.

### **Sec. 7-3. Board of appeals designated appeals agency for uniform codes.**

The Board of Appeals of the City of El Centro is hereby designated the Appeals Board as that term may be utilized for the codes adopted by this Chapter, unless an alternative appellate body is provided by such code.

### **Sec. 7-4. Adoption of Fees.**

Unless otherwise provided in this Chapter 7, the fees for the services set out herein shall be adopted by resolution of the City Council of the City.

**Sec. 7-5. Improvements required; reimbursement.**

- (a) The building official shall require dedication of land and/or the construction of improvements whether on-site or off-site consistent with said dedication and/or design standards described in Chapter 24 of the City Code as a condition of the issuance of a permit pursuant to this Chapter and as allowed by applicable law. Such dedication and improvement requirements shall be reasonably related to the use of the subject property. The permittee may appeal the imposition of any such off-site dedication or improvement requirement to the planning commission with right-of-appeal to the city council by the permittee or building official.
- (b) No off-site improvement that is required as a condition of issuing a building permit shall not be eligible for a reimbursement agreement. Said off-sites may consist of, but not be limited to, curb-gutter, sidewalk, driveway(s), asphaltic paving, streetlights, water lines, sewer lines and fire hydrants. Said streetlights or fire hydrants need not be fronting the project for which said permit is to be issued, but be necessary for the proper development of said project. However, if the water line or sewer line is oversized, as a result of the city request, above that necessary to serve the project, then said water line or sewer line oversizing shall be eligible for a reimbursement agreement consistent with such agreements as described in Chapter 24 of the City Code.
- (c) Any water line or sewer line that is extended by a private party at his or her request and totally at his or her expense becomes eligible for a reimbursement agreement only for that portion outside said party's property or project site, and for that portion or parcel of land on the opposite side of the street fronting said party's property assuming that the total extension is greater than seventy-five (75) feet and for any oversizing requested by the city.

**Secs. 7-6—7-28. Reserved.**

**ARTICLE II. CALIFORNIA ADMINISTRATIVE CODE**

**Sec. 7-29. Adoption of the California Administrative Code, 2022 edition.**

There is hereby adopted by reference the California Administrative Code, 2022 edition, known as the California Code of Regulations, title 24, part 1, copyrighted by the International Code Council one (1) copy of which is on file for public view in the Community Development Department marked and designated as the California Administrative Code, 2022 edition, of the El Centro City Code.

**Secs. 7-30—7-35. Reserved.**

**ARTICLE III. CALIFORNIA BUILDING CODE**

**Sec. 7-36. Adoption of the California Building Code, 2022 edition; deletions, amendments, additions.**

- (a) *Adoption.* There is hereby adopted by reference the California Building Code, 2022 edition, including appendices B, C, F, G, H, I, I and O known as the California Code of Regulations, title 24, part 2, which is based on the International Building Code, (IBC) 2021

edition, including appendices B, C, F, G, H, I, J and O of that certain document as copyrighted by the International Code Council and the California Building Standards Commission, one copy of which is on file for public view at the Community Development Department. Said documents are hereby adopted as the building code of the city for regulating the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, use, height and area of all building and structures in the city. Providing for the issuance of permits and collection of fees therefore and each and all such regulations, provisions, penalties, conditions and terms of the California Building Code, 2022, appendices B, C, F, G, H, I, J and O edition based on the International Building Code, 2021 edition, appendices B, C, F, G, H, I, J and O are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

(b) *Amendments and Additions.*

- (1) Chapter 1, section 104, Duties and powers of building official, is hereby amended by adding subsection 104.1.1 and to read as follows:

*104.1.1 Additional Authority.* The building official shall have authority to adopt rules and regulations to clarify and interpret the provisions of this Code. The official may also approve variations when such variations are not inimical to the life, safety or welfare of the public.

- (2) Chapter 1, section 109.2. Schedule of permit fees, is hereby amended to read as follows:

*109.2 Schedule of Permit Fees.* On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

The fee for each permit shall be as set forth in Table No. 3-A through 3-H of the Uniform Administrative Code, 1997 edition.

No increase in fee or new fee established pursuant to amendment of Table Nos. 3-A through 3-H shall become effective unless imposed pursuant to Chapter 7 (commencing with section 66012) of division 1 of Title 7 of the California Government Code.

The determination of value or valuation under any of the provisions of this Code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and any other permanent equipment. Valuation for new construction alterations and repairs shall be calculated in accordance with the building valuation data (less regional modifiers) as published in the May-June issue of Building Safety Journal.

- (3) *Section 116 Unsafe Structures and Equipment*, is hereby amended by adding Section 116.1.1 to read as follows:

*Section 116.1.1 Unsafe Structures and Equipment.* All buildings or structures regulated by this Code which are structurally unsafe or not provided with adequate egress, which constitute a fire hazard or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment are, for the purposes of this section, unsafe uses. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in the building code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal all in accordance with the procedures set forth in the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, the California Existing Building Code, 2022 edition, and, the Uniform Housing Code, 1997 edition, including the recovery of costs incurred by the city pursuant to said procedures. As an alternative, the building official or other employee or official of this jurisdiction designated by the governing body may institute any other appropriate action to prevent, restrain, correct or abate the violation.

- (4) *Section 3106 Marquees*, is hereby amended by adding section 3106.6 to read as follows:

*Section 3106.6 Projection and Clearance.* Projection and clearance between a marquee and the curb line shall not be less than two (2) feet. A marquee projection more than two-thirds (2/3) of the distance from the property line to the curb line shall not be less than ten (10) feet above the ground or pavement below. A marquee projecting less than two-thirds (2/3) of the distance from the property line to the curb line shall not be less than eight (8) feet above the ground or pavement below.

- (5) *Section 3111 Sidewalk Arcades*, is hereby added to read as follows:

*Section 3111 Sidewalk Arcades.* Sidewalk arcades may be permitted as provided in section 29-114 of this Code or in any successor section thereto.

**Secs. 7-37—7-42. Reserved.**

## **ARTICLE IV. CALIFORNIA RESIDENTIAL CODE**

### **Sec. 7-43. Adoption of the California Residential Code.**

*Adoption.* There is hereby adopted by reference the California Residential Code 2022 edition, including appendices G, H, J and O, known as the California Code of Regulations, title 24, part 2.5, which is based on the International Residential Code, (IBC) 2021 edition, including appendices G, H, J and K of that certain document as copyrighted by the International Code Council, one (1) copy of which is on file for public view at the Community Development

Department. Said documents are hereby adopted as the residential building code of the city for regulating the erection, construction, enlargement, alteration, repair, moving, demolition, conversion, occupancy, use, height and area of all residential buildings and structures in the city.

- a) **Section R303.10 Required Heating**, is hereby amended to read as follows:  
**R303.10 Required Heating.** When the winter temperature is below 60 degrees Fahrenheit, every dwelling unit shall be provided with heating facilities capable of maintain a room temperature of not less than 72 degree Fahrenheit.
- b) **Section R303.11 Required Cooling**, is hereby amended to read as follows:  
**R303.11 Required Cooling.** When the summer temperature is high, every dwelling unit shall be provided with cooling system capable of maintain a room temperature of not more than 78 degree Fahrenheit.

**Secs. 7-44—7-49. Reserved.**

## **ARTICLE V. CALIFORNIA ELECTRICAL CODE**

### **Sec. 7-50. Findings and declarations.**

The city council does hereby specifically and expressly find and declare that the nature and uniqueness of the climate, terrain, location, environment and rate of population growth of the city as set out in Section 1 does necessitate and demand specific changes in and variations from the California Electrical Code, 2022 edition, which are noted in and made a part of this article.

### **Sec. 7-51. Adoption of the California Electrical Code, 2022 edition, based on the National Electrical Code, 2020 edition.**

There is hereby adopted by reference the California Electrical Code, 2022 edition, including annexes A, B, C, D, F, G, H and I, known as the California Code of Regulations, title 24, part 3, based on the National Electric Code, 2022 edition, including annexes A, B, C, D, F, G, H and I, copyrighted by the National Fire Protection Association and BNI Publication Inc., one (1) copy of which is on file for public view at the Community Development Department marked and designated as the electrical code of the city. Said city electrical code shall apply to and regulate the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such building or structures throughout the State of California, and provide for the issuance of permits and collection of fees thereof. The fee for each permit shall be as set forth in table 3-B of the Uniform Administrative Code, 1997 edition. Each and all such regulations, provisions, penalties, conditions and terms of the California Electrical Code, 2022 edition, including annexes A, B, C, D, F, G, H and I, based on the National Electrical Code, 2020 edition including annexes A, B, C, D, F, G, H and I, are made a part hereof as though fully set forth herein.

**Secs. 7-52—7-55. Reserved.**

## **ARTICLE VI. CALIFORNIA MECHANICAL CODE**

### **Sec. 7-56. Adoption of the California Mechanical Code, 2022 edition, based on the Uniform Mechanical Code, 2021 edition**

There is hereby adopted by reference the California Mechanical Code, 2022 edition, known as the California Code of Regulations, title 24, part 4, based on the Uniform Mechanical Code, 2021 edition including appendices A, B, C, D and E and Forms E, F and G as copyrighted by the International Association of Plumbing and Mechanical Officials, one (1) copy of which is on file for public view at the Community Development Department marked and designated as the mechanical code of the city. Said city mechanical code shall apply to and regulate construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such building or structures throughout the State of California, and provide for the issuance of permits and collection of fees thereof. The fee for each permit shall be as set forth in table 3-C of the Uniform Administrative Code, 1997 edition. Each and all such regulations, provisions, penalties, conditions and terms of the California Mechanical Codes, 2022 edition, based on the Uniform Mechanical Code, 2021 edition including appendices A, B, C, D and E and Forms E, F and G are made a part hereof as though fully set forth herein.

**Secs. 7-57—7-62. Reserved.**

## **ARTICLE VII. CALIFORNIA PLUMBING CODE**

### **Sec. 7-63. Adoption of the California Plumbing Code, 2022 edition, based on the Uniform Plumbing Code, 2021 edition.**

There is hereby adopted by reference the California Plumbing Code, 2022 edition, and appendices A, B, D, G, I, K and L known as the California Code of Regulations, title 24, part 5, based on the Uniform Plumbing Code, 2021 edition, and appendices A, B, C, D, G, I, K and L as copyrighted by the International Association of Plumbing and Mechanical Officials, one (1) copy of which is on file for public view at the Community Development Department. Said city plumbing code shall apply to and regulate replacement, installation, alteration, construction, maintenance, repair, removal, demolition and location of all plumbing systems, drainage systems, water systems, gas systems and private sewage disposal systems on all properties and within all buildings and structures of every building or structure or any appurtenances connected or attached to such building or structures throughout the State of California and to provide for the issuance of permits and collection of fees thereof. The fee for each permit shall be as set forth in table 3-D of the Uniform Administrative Code, 1997 edition. Each and all such regulations, provisions, penalties, conditions and terms of the California Plumbing Code, 2022 edition and appendices A, B, C, D, G, I, K and L, and the Uniform Plumbing Code, 2021 edition, and appendices A, B, C, D, G, I, K and L are hereby referred to, adopted, and made a part thereof as though fully set forth herein.

**Secs. 7-64, 7-65. Reserved.**

## **ARTICLE VIII. CALIFORNIA ENERGY CODE**

### **Sec. 7-66. Adoption of the California Energy Code, 2022 edition.**

There is hereby adopted by reference the California Energy Code, 2022 edition, in its entirety, including appendix I-A, known as the California Code of Regulations, title 24, part 6 one (1) copy of which is on file for public view at the Community Development Department marked and designated as California Energy Code, 2022 edition copyrighted by the International Code Council. Said city energy code establishes the minimum requirements for effective use of energy in the design of new buildings and structures and additions to existing buildings. Each and all such regulations, provisions, penalties, conditions and terms of the California Energy Code, 2022 edition, including appendix I-A, are made a part hereof as though fully set forth herein.

**Secs. 7-67—7-69. Reserved.**

## **ARTICLE IX. CALIFORNIA HISTORICAL BUILDING CODE**

### **Sec. 7-70. Adoption of the California Historical Building Code, 2022 edition.**

There is hereby adopted by reference the California Historical Building Code, 2022 edition, known as the California Code of Regulations, title 24, part 8, copyrighted by the International Code Council, one (1) copy of which is on file for public view at the Community Development Department marked and designated as the Historical Building Code of the city. Each and all such regulations, provisions, penalties, conditions and terms of the California Historical Building Code, 2022 edition, are made a part hereof as though fully set forth herein.

**Secs. 7-71—7-73. Reserved.**

## **ARTICLE X. CALIFORNIA EXISTING BUILDING CODE**

### **Sec. 7-74. Adoption of the California Existing Building Code, 2022 edition.**

There is hereby adopted by reference the California Existing Building Code, 2022 edition, in its entirety including appendix chapter A1, known as the California Code of Regulations, title 24, part 10, copyrighted by the International Code Council, one (1) copy of which is on file for public view at the Community Development Department marked and designated as the Existing Building Code of the city. Each and all such regulations, provisions, penalties, conditions and terms of the California Existing Building Code, 2022 edition, including appendix chapter A1, are made a part hereof as though fully set forth herein.

**Secs. 7-75, 7-76. Reserved.**

## **ARTICLE XI. CALIFORNIA GREEN BUILDING STANDARDS CODE**

### **Sec. 7-77. Adoption of the California Green Buildings Standards Code, 2022 edition.**

There is hereby adopted by reference the California Green Buildings Standards Code, 2016 edition, including appendices A4 and AS, known as the California Code of Regulations, title 24, part 11, copyrighted by the International Code Council, one (I) copy of which is on file for public

view at the Community Development Department marked and designated as the Green Building Standards Code of the city. Each and all such regulations, provisions, penalties, conditions and terms of the California Green Building Standards Code, 2022 edition, including appendices A4 and A5, are made a part hereof as though fully set forth herein.

a) Amendments and Additions

**Section 5.106.5.3.1 Electrical Vehicle (EV) Charging**, is hereby amended by adding a section at the end to read as follows:

Specifically for the new hotel and motel projects, the actual Electrical Vehicle Charging Station (EVCS) of at least level 2 shall be constructed based on the ratio of 4 percent of the total number of parking spaces provided for the project. Calculation for these actual EVCS locations shall be rounded up to the nearest whole number. The minimum EVCS location shall not be less than 1.

**Secs. 7-78, 7-79. Reserved.**

## **ARTICLE XII. UNIFORM ADMINISTRATIVE CODE**

### **Sec. 7-80. Adoption of the Uniform Administrative Code, 1997 edition; amendments, additions.**

(a) *Adoption.* There is hereby adopted by reference the Uniform Administrative Code, 1997 edition, copyrighted by the International Conference of Building Officials, including tables 3-A thru 3-H inclusive, one (1) copy of which is on file for public view at the Community Development Department marked and designated as the Uniform Administrative Code, 1997 edition, of the El Centro Code, which contains the administrative provisions relating to site preparation, construction, alteration, moving, repair and use and occupancies of building or structures and building service equipment, including plumbing, electrical and mechanical. Each and all such regulations, provisions, penalties additions and terms of the Uniform Administrative Code, 1997 edition, copyrighted by the International Conference of Building Officials, including tables 3-A through 3-H are made a party hereof as though fully set forth herein.

(b) *Amendments.*

- (1) Section 202, Powers and duties of building official, is hereby amended by adding subsection 202.1.1, to read as follows:

*Section 202.1.1 Additional Authority.* The building official shall have authority to adopt rules and regulations to clarify and interpret the provisions of this Code.

The official may also approve variations when such variations are not inimical to the life, safety or welfare of the public.

- (2) Section 203, Unsafe buildings, structures or building service equipment, is hereby amended to read as follows:

*Section 203 Unsafe buildings, structures or building service equipment.* All buildings or structures regulated by this Code and the technical codes that are structurally inadequate, have inadequate egress, constitute a fire hazard or are otherwise dangerous to human life are, for the purpose of this section, unsafe.

Building service equipment regulated by such codes which constitute a fire, electrical or health hazard, unsanitary condition or is otherwise dangerous to human life is, for the purpose of this section, unsafe. Any use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in the building code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal all in accordance with the procedures set forth in the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, the California Existing Building Code, 2016 edition, and the Uniform Housing Code, 1997 edition, including the recovery of costs incurred by the city pursuant to said procedure. As an alternative, the building official or other employee or official of this jurisdiction designated by the governing body may institute any other appropriate action to prevent, restrain, correct or abate the violation.

- (3) Section 304, Fees, is hereby amended to read as follows.

*Section 304.2 Permit fees.* The fee for each permit shall be as set forth in Table Nos. 3-A through 3-H. Where a technical code has been adopted by the jurisdiction for which no fee schedule is shown in this Code, the fee required shall be in accordance with the schedule established by the legislative body. No increase in fee or new fee established pursuant to amendment of Table Nos. 3-A through 3-H shall become effective unless imposed pursuant to Chapter 7 (commencing with section 66012) of Division 1 of Title 7 of the California Government Code. The determination of value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which a permit is issued as well as all finished work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and other permanent alteration and repairs, shall be calculated in accordance with the building valuation data (less regional modifiers) as published in the current issue of "Building Safety Journal." However, the valuation for new construction shall not become effective unless imposed pursuant to Chapter 7 (commencing with section 66012) of division 1 of Title 7 of the California Government Code.

**Secs. 7-81—7-85. Reserved.**

### **ARTICLE XIII. UNIFORM HOUSING CODE**

**Sec. 7-86. Adoption of the Uniform Housing Code, 1997 edition; amendments, additions.**

There is hereby adopted by reference the Uniform Housing Code, 1997 edition, copyrighted by the International Conference of Building Officials, one (1) copy of which is on file for public view at the Community Development Department marked and designated as the Uniform Housing Code, 1997 edition, is hereby passed and adopted by reference.

**Sec. 7-87. Reserved.**

### **ARTICLE XIV. INTERNATIONAL PROPERTY MAINTENANCE CODE**

**Sec. 7-88. Adoption of International Property Maintenance Code, 2022 edition.**

There is hereby adopted by reference the International Property Maintenance Code, 2022 edition, one (1) copy of which is on file for public view at the Community Development Department marked and designated as the International Property Maintenance Code, 2022 edition, is hereby passed and adopted by reference.

**Sec. 7-89. Reserved.**

**SECTION 4.** If any provision, clause, word, sentence, or phrase in this ordinance is for any reason held invalid, unconstitutional, or otherwise unlawful, such holding shall not affect the other provisions, clauses, words, sentences, phrases, or applications of the provisions of this ordinance which can be given effect without the unconstitutional, invalid, or unlawful, provision, cause, word, sentence, phrase, or application. To the end, the provisions of this ordinance are hereby declared to be severable, and the City Council declares that it would have adopted each provision, clause, word, sentence, or phrase of this ordinance irrespective of the fact that any one or more clauses, words, sentences, phrases, or applications thereof be declared unconstitutional, invalid, or otherwise unlawful.

**SECTION 5.** The El Centro Community Development Department shall file copies of Resolution No. 23-69 and Ordinance No. 23-02 with the California Building Standards Commission as required by Health and Safety Code Section 17958.7(a).

**SECTION 3.** This Ordinance shall take effect thirty (30) days from and after its adoption. Within fifteen (15) days after adoption, a summary of this Ordinance shall be published once in a newspaper, published and circulated within the City of El Centro, California, and there shall be posted in the Office of the City Clerk a certified copy of the full text of this Ordinance.

INTRODUCED at a regular meeting of the City of El Centro, California, held on the day 26th of June, 2023.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Centro, California, held on the 18<sup>th</sup> day of July, 2023.

CITY OF EL CENTRO

ATTEST: By \_\_\_\_\_  
Martha Cardenas-Singh, Mayor

By \_\_\_\_\_ Norma Wyles, City Clerk

APPROVED AS TO  
FORM: Office of the City  
Attorney

By \_\_\_\_\_ Elizabeth L. Martyn, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF IMPERIAL ) ss  
CITY OF EL CENTRO )

I, Norma Wyles, City Clerk of the City of El Centro, California, do hereby certify that the foregoing Ordinance No. 23-69 had its first reading on the 26<sup>th</sup> day of June, 2023, and had its second reading on 18<sup>th</sup> day of July, 2023, and was passed by the following vote:

AYES: Carter, Oliva, Cardenas-Singh, Marroquin, Garcia  
NOES: None  
ABSENT: None  
ABSTAINED: None

AYES: Carter, Oliva, Cardenas-Singh, Marroquin, Garcia  
NOES: None  
ABSENT: None  
ABSTAINED: None

Carter, Oliva, Cardenas-Singh, Marroquin, Garcia None  
None  
None

Carter, Oliva, Cardenas-Singh, Marroquin, Garcia  
None  
None

By \_\_\_\_\_ Norma Wyles, City  
Clerk