

## ORDINANCE NO. 18-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CENTRO REPEALING CHAPTER 7, ARTICLES I THROUGH XVIII OF THE CITY CODE IN THEIR ENTIRETY AND READOPTING CHAPTER 7, ARTICLES I THROUGH XVIII BY REFERENCE TO THE UPDATED OR MOST RECENT CALIFORNIA ADMINISTRATIVE CODE, BUILDING CODE, RESIDENTIAL CODE, ELECTRICAL CODE, MECHANICAL CODE, PLUMBING CODE, ENERGY CODE, HISTORICAL BUILDING CODE, EXISTING BUILDING CODE, GREEN BUILDING CODE, UNIFORM ADMINISTRATIVE CODE, UNIFORM HOUSING CODE, AND INTERNATIONAL PROPERTY MAINTENANCE CODE, PROVIDING FOR PAYMENT OF FEES AND CERTAIN MOBILE HOME REQUIREMENTS AS WELL AS SEISMIC STRENGTHENING FOR UNREINFORCED MASONRY WALLS

THE CITY COUNCIL OF THE CITY OF EL CENTRO, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Articles I through XVII of Chapter 7 of the Code of the City of El Centro, California, are hereby repealed in their entirety and Articles I through XVIII of Chapter 7 of the Code of the City of El Centro are readopted as follows: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 XV	Payment of Fees
Article XVI	Mobile Home and Residential Lots
Article XVII	Assumption of Enforcement Responsibility for Mobile Home Parks, Travel Trailer Parks, and other Matters
Article XVIII	Seismic Strengthening Provisions for Unreinforced Masonry Bearing Walls

## **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 following codes: The California Administrative Code, 2016 edition; The California Building Code, 2016 edition; The California Residential Code, 2016 edition; The California Electrical Code, 2016 edition; The California Mechanical Code, 2016 edition; The California Plumbing Code, 2016 edition; The California Energy Code 2016 edition; The California Historical Building Code, 2016 edition; The California Existing Building Code, 2016 edition; The California Green Building Standards Code, 2016 edition; The Uniform Administrative Code, 1997 edition; California Fire Code, 2016 edition; International Property Maintenance Code, 2015 edition; and The Uniform Housing Code, 1997 edition.

### **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.

## **ARTICLE II. CALIFORNIA ADMINISTRATIVE CODE**

### **Sec. 7-29. Adoption of the California Administrative Code, 2016 edition.**

There is hereby adopted by reference the California Administrative Code, 2016 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, 2016 edition, of the El Centro City Code.

## **ARTICLE III. CALIFORNIA BUILDING CODE**

### **Sec. 7-36. Adoption of the California Building Code, 2016 edition; deletions, amendments, additions.**

(a) *Adoption.* There is hereby adopted by reference the California Building Code, 2016 edition, including appendices B, C, F, G, H, I, J and K known as the California Code of Regulations, title 24, part 2, which is based on the International Building Code, (IBC) 2015 edition, including appendices B, C, F, G, H, I, J and K 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, 2016, appendices B, C, F, G, H, I, J and K edition based on the International Building Code, 2015 edition, appendices B, C, F G, H, I, J and K 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. He/She 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, 2016 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.

#### **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 2016 edition, including appendices G, H, J and K, known as the California Code of Regulations, title 24, part 2.5, which is based on the International Residential Code, (IBC) 2015 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.

## **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 does necessitate and demand specific changes in and variations from the California Electrical Code, 2016 edition, which are noted in and made a part of this Article.

### **Sec. 7-51. Adoption of the California Electrical Code, 2016 edition, based on the National Electrical Code, 2014 edition.**

There is hereby adopted by reference the California Electrical Code, 2016 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, 2014 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, 2016 edition, including annexes A, B, C, D, F, G, H and I, based on the National Electrical Code, 2014 edition including annexes A, B, C, D, F, G, H and I, are made a part hereof as though fully set forth herein.

### **Sec. 7-52 - 7-55. Reserved.**

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

### **Section 7-56. Adoption of the California Mechanical Code, 2016 edition, based on the Uniform Mechanical Code, 2015 edition, adopted by reference.**

There is hereby adopted by reference the California Mechanical Code, 2016 edition, known as the California Code of Regulations, title 24, part 4, based on the Uniform Mechanical Code, 2015 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, 2016 edition, based on the Uniform Mechanical Code, 2015 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.

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

### **Sec. 7-63. Adoption of the California Plumbing Code, 2016 edition, based on the Uniform Plumbing Code, 2015 edition.**

There is hereby adopted by reference the California Plumbing Code, 2016 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, 2015 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, 2016 edition and appendices A, B, C, D, G, I, K and L, and the Uniform Plumbing Code, 2015 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.

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

### **Sec. 7-66. Adoption of the California Energy Code, 2016 edition.**

There is hereby adopted by reference the California Energy Code, 2016 edition, in its entirety, including appendix 1-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, 2016 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, 2016 edition, including appendix 1-A, are made a part hereof as though fully set forth herein.

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

**Sec. 7-70. Adoption of the California Historical Building Code, 2016 edition.**

There is hereby adopted by reference the California Historical Building Code, 2016 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, 2016 edition, are made a part hereof as though fully set forth herein.

**ARTICLE X.  
CALIFORNIA EXISTING BUILDING CODE**

**Sec. 7-74. Adoption of the California Existing Building Code, 2016 edition.**

There is hereby adopted by reference the California Existing Building Code, 2016 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, 2016 edition, including appendix chapter A1, are made a part hereof as though fully set forth herein.

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

**Sec. 7-77. Adoption of the California Green Buildings Standards Code, 2016 edition.**

There is hereby adopted by reference the California Green Buildings Standards Code, 2016 edition, including appendices A4 and A5, known as the California Code of Regulations, title 24, part 11, 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 Green Building Standards Code of the city. Each and all such regulations, provisions, penalties, conditions and terms of the California Green Building Standards Code, 2016 edition, including appendices A4 and A5, are made a part hereof as though fully set forth herein.

**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. He/She 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, 2013 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) Sec. 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 the 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.

### **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.

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

#### **Sec. 7-88 Adoption of International Property Maintenance Code, 2015 edition.**

There is hereby adopted by reference the International Property Maintenance Code, 2015 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, 2015 edition, is hereby passed and adopted by reference.

### **ARTICLE XV. FEE WAIVERS**

#### **Sec. 7-90. Payment of permit fees may be waived.**

The City Council is hereby vested with the discretion of determining whether fees required under this Chapter may be waived, or waived in part, for taxing or other public agencies, or for private individuals or firms.

Whenever the City Council proposes to waive any such fee, the Council shall do so only after consideration of a written staff report and recommendation thereon and the adoption of findings setting forth the reasons for said waiver of fees (whether a partial waiver or complete waiver) so that such waiver does not constitute a grant of special privilege.

## **ARTICLE XVI. MOBILE HOME AND RESIDENTIAL LOTS**

### **Sec. 7-93. Mobile homes on lots zoned for single-family dwellings.**

Mobile homes may be placed on foundations on lots in those zones described in Chapter 29 of this code that specifically permit their utilization as single-family dwelling if placed on a permanent foundation in compliance with the provisions of this article.

### **Sec. 7-94. Building permit required.**

A building permit issued by the building official of the city shall be required for the installation of a mobile home on a foundation system. The building official shall require a written application for such permit. Such application shall contain a plot plan for such installation and such additional information, as the building official may deem appropriate for the proper administration of this article.

### **Sec. 7-95. Building permit fee.**

An application for a building permit to install a mobile home foundation system shall be accompanied by the fees determined as follows: the fees for the permit are based on the total valuation of the project, which includes the cost of the manufactured unit, the costs of the footings or foundation and the cost of any other improvements such as porches and storage sheds. The rate is as follows unless otherwise provided by law.

#### *Valuation of Manufactured Home Permit Fee*

#### **\$2,000—\$25,000:**

For the first \$2,000 .....	\$32.50
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Plus, for each additional \$1,000 or fractions thereof to and including \$25,000 .....	\$6.00
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#### **\$25,001—\$50,000:**

For the first \$25,000 .....	\$170.50
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Plus, for each additional \$1,000 or fractions thereof to and including \$50,000 .....	\$4.50
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\$50,001 and up:

For the first \$50,000 .....	\$283.00
Plus, for each additional \$1,000 or fractions thereof. .	\$3.50

Notwithstanding the foregoing, no change in fee or new fee established pursuant to amendment of this schedule shall become effective unless imposed pursuant to Chapter 13, (commencing with Section 54990) of Part 1 of Division 2 of Title 5 of the California Government Code.

**Sec. 7-96. Terms and conditions for issuance of permit.**

The building official shall issue permits for the installation of mobile homes on a foundation system on eligible lots zoned therefore under the following terms and conditions:

(a) *Eligibility.* A mobile home shall not be located on a permanent foundation on a private lot unless it was constructed after September 15, 1971, and was issued an insignia of approval by the California Department of Housing and Community Development or was constructed after July 1, 1976, and was issued an insignia of approval by the United States Department of Housing and Urban Development; and such mobile home has not been altered in violation of applicable codes.

(b) *Criteria.* A mobile home located on a foundation system on a lot zoned for single-family shall:

- (1) Be occupied for residential purposes and uses.
- (2) Be subject to all provisions of the applicable ordinances of the city relating to residential structures.
- (3) Meet the requirements for the applicable zone in which the mobile home is to be located, including, but not limited to, building setback standards, side and rear yards requirements, standards for enclosures, access and vehicle parking.
- (4) Be attached to a permanent foundation system in compliance with Title 25 of the California Administrative Code including without limitation the following:
  - a. Foundation system definition. A foundation system is an assembly of materials constructed below, or partly below grade, not intended to be removed from its installation site, which is designated to support the structure and engineered to resist the imposition of external natural forces.
  - b. Mobile home foundation systems shall be designated in accordance with the provisions of the California Building Code, 2013 edition,

and local soil conditions. Design conditions for roof, wind and seismic loads applicable to permanent building foundations shall be applicable to the mobile home foundation system.

c. The mobile home shall be installed in accordance with installation instructions provided by:

1. The manufacturer of the mobile home; or

A California licensed architect or engineer for an individual mobile home where manufacturer's installation instructions are not available.

d. Both the foundation system and connection of the mobile home to the foundation system be capable of withstanding the design loads and concentrated loads identified in the installation instructions.

e. A foundation system plan shall be provided in addition to the installation instructions. The foundation system plan may be:

1. Provided by the mobile home manufacturer either as part of, or separate from, the installation instructions;

Provided by the installation contractor;

3. Required to be signed by a California licensed architect or engineer.

f. A foundation system plan approved by the California Department of Housing and Community Development will be accepted.

(5) Have a minimum width of twenty (20) feet.

(6) Be covered with an exterior material customarily used on conventional dwellings and approved by the building official. The exterior covering material shall extend to the ground, except when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

(7) Have a roof with a pitch of not less than two (2) inch vertical rise for each twelve (12) inches of horizontal run and consisting of shingles or other materials customarily used for conventional dwellings and approved by the building official.

(8) Have porches and eaves, or roofs with eaves to make it compatible with the dwellings in the area.

- (9) The building official, in the issuance of a permit to install a mobile home on a foundation system, shall enforce the requirements of Section 18551(a) of the California Health and Safety Code.

**Sec. 7-97. Variance of criteria.**

No variance may be granted from subparagraphs (1), (2), (3), (4) and (9) [of section 7-96, above. Variances may be granted by the administrative committee with right of appeal to the planning commission as to subparagraphs (5), (6), (7) and (8) of section 7-96.

**Sec. 7-98. Surrender of registration.**

Prior to the occupancy of a mobile home installed on a foundation, the building department shall issue a certificate of occupancy pursuant to Section 18551(b)(2) of the California Health and Safety Code. Thereupon, any vehicle license plates certificate of ownership and certificate of registration issued by a state agency shall be surrendered to the building official for delivery to the department of housing and community development.

**Sec. 7-99. Taxation of mobile homes on foundations.**

A mobile home placed on a foundation system pursuant to this Article shall thereupon be subject to local property taxation.

**ARTICLE XVII.**

**ASSUMPTION OF ENFORCEMENT RESPONSIBILITY FOR MOBILE HOME  
PARKS, TRAVEL TRAILER PARKS, AND OTHER MATTERS**

**Sec. 7-102. Assumption of responsibility for enforcement.**

Pursuant to section 18300 of the California Health and Safety Code, the city hereby assumes responsibility for enforcement of Division 13, Part 2.1 of the Health and Safety Code, the building standards have published in the State Building Standards Code relating to mobile home parks, travel trailer parks, recreational trailer parks, temporary trailer parks, incident camping areas and tent camps, and the related administrative regulations (collectively referred to as “the act”).

**Sec. 7-103. Enforcement responsibility and assignment of personnel.**

The city hereby designates the building and safety division of the planning and development services department of the County of Imperial as the enforcement agency as defined by section 18207 of the Health and Safety Code. The County of Imperial shall assign one inspector plus other necessary qualified personnel within the building inspection division of the its planning and development services department for actual enforcement.

**Sec. 7-104. Fees.**

The city hereby adopts the fee schedules as contained in the provision of the California Health and Safety Code Division 13, Part 2.1 and the related administrative regulations.

**Sec. 7-105. Program and objectives.**

The city hereby adopts the program and objectives as set forth in the provisions of California Health and Safety Code Division 13, Part 2.1 and related administrative regulations.

Specified local objectives include, but are not limited to, maintenance of open space and adequate light and ventilation, reduction of the threat of fire and provisions of adequate public utilities, including water and sewer. The city, through its designated enforcement agency, intends to continue the standard of enforcement heretofore assumed by the state and to cause facilities to be brought into compliance as contemplated by the act. Inspection of the parks that are in compliance will be undertaken to assure continued compliance with the act. The city, through its designated enforcement agent, intends to enforce and implement the program to include all parks now under jurisdiction of the department of housing and community development and any new parks.

According to statistics provided by the department of housing and community development there are currently ten (10) mobile home parks in the city that include seven hundred two (702) spaces. Normally said parks are between ninety (90) and one hundred (100) percent occupied.

Immediately upon assumption of enforcement responsibility the city, through its designated enforcement agency, will initiate inspection of existing and new parks and shall inspect each park an average of one time per calendar year.

**ARTICLE XVIII.  
SEISMIC STRENGTHENING PROVISIONS FOR  
UNREINFORCED MASONRY BEARING WALL BUILDINGS**

**Sec. 7-111. Purpose.**

The purpose of this article is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings.

The provisions of the article are intended as minimum standards for structural seismic resistance and established primarily to reduce the risk of life loss or injury. Compliance with these provisions will not necessarily prevent loss of life or injury or prevent earthquake damage to rehabilitated buildings.

**Sec. 7-112. Scope.**

The provisions of this article shall apply to all existing buildings having at least one (1) unreinforced masonry-bearing wall. Except as provided herein, all other provisions of the California Building Code shall apply.

Exceptions:

- (1) Detached one- or two-family dwellings and detached apartment houses containing less than five (5) dwelling units and used solely for residential purposes
- (2) Unreinforced masonry bearing wall buildings constructed of hollow concrete blocks or hollow clay tiles, provided such buildings do not exceed two (2) stories in height and it can be shown by testing that the tile or block units are of bearing type and the capacity of the wall in bearing and shear based on net area in contact through bed joints is not less than those allowed for solid bricks
- (3) “Essential facilities” and “hazardous facilities” as defined in Table No. 1604.5 of the California Building Code.

#### **Sec. 7-113. Definitions.**

For purposes of this article, the following definitions apply in addition to the definitions within the California Building Code, as adopted in article III:

*Building*, for the purpose of determining occupant load, means any contiguous or interconnected structure, and for the purpose of engineering evaluation means the entire structure or any portion thereof that will respond to seismic forces as a unit.

*Building collapse or partial collapse* means the condition brought about by inadequate resistance to loading in which the actual structure of a building, including “external hazards”, whether entire or localized, gives way internally, or onto lower adjacent buildings (with a minimum height differential of six (6) feet) or onto an adjacent exit or public way.

*Building maintenance* means the act or process of applying preservation treatments to a building or structure. It includes housekeeping, routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the building or structure, and the repair or replacement in kind of broken or work-out elements, parts or surfaces so as to keep the existing appearance. Building maintenance includes stabilization work necessary to protect damaged historic fabric from additional damage and the actions taken to prevent damage and minimize deterioration of an object by practicing preventive conservation or by performing a suitable treatment on the object itself.

*Cumulative value of remodel or renovation* means the “Value of Remodel or Renovation” accumulated from January 1, 1994 to the date an event occurs or as otherwise specified in this division. The cumulative value of remodel or renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors.

*Existing use or occupancy* means any use or occupancy that was legally established in a building at any time since its original construction.

*External hazards* means objects attached to or located on the roof structure or forming the exterior facade of a building which have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of six (6) feet) or onto an adjacent exit or public way. Examples include, but are not limited to, nonstructural exterior wall panels such as



masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry or stone wall veneers and wall ornamentation.

*Historical building* means any qualified historical building as defined by the State Historical Building Code under California Health and Safety Code Sections 18950-18960. Historical building includes any structure, collection of structures, historical landscape, artifacts, objects and their associated sites and historic districts deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. Historical building also includes, but shall not be limited to, designated contributing buildings listed in a historical district, structures on official federal, state or local historical registers or official inventories, such as the National Register of Historic Places, state historical landmarks, state points of historical interest and officially adopted city or county registers or inventories of historical or architecturally significant sites, places or landmarks. Structures included in inventories submitted to the office of historic preservation shall be treated as historical buildings if they have been evaluated by the office and given any rating other than ineligible.

*Remodel or renovation* means any work requiring a permit including, but not necessarily limited to, additions, alterations, interior improvements, electrical, mechanical and plumbing upgrading or replacement or structural upgrading or replacement.

*Seismic retrofit (complete)* means the mitigation of any deficiencies found to exist in the building's lateral force-resisting system which could potentially cause collapse or partial collapse failure.

*Unreinforced masonry bearing wall* is defined in the California Existing Building Code, a copy of which is on file in the office of the city clerk.

*Value of the building* means the valuation obtained using the then current building valuation schedule administered by the building official for new construction or an appraisal certified by a member of a recognized appraisal institute, whichever is greater, of the building itself.

*Value of remodel or renovation* means the valuation of work requiring a permit that is obtained by using the building valuation schedule administered by the building official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the building official of the valuation of work, whichever is less. If unpermitted work for which a permit was required is discovered after January 1, 1994, the valuation of the work is obtained by using the current building valuation schedule administered by the building official for tenant improvements, additions or alterations.

#### **Sec 7-114. Design requirements.**

For technical, material and design requirements, refer to Sections A104 through A114 of the 2013 Edition of the California Existing Building Code, including all tables and figures or successor sections thereto as may be adopted from time to time.

#### **Sec. 7-115. Administrative provisions.**

(a) *Definitions.* For the purpose of this article, the following shall apply:

*High-risk building* is any building, other than an essential building, having an occupant load of 300 occupants or more as determined by Section 1004 of the California Building Code.

*Exception:* A high-risk building shall not include the following:

- (1) Any building having exterior walls braced with masonry cross walls or wood frame cross walls spaced less than forty (40) feet apart in each story. Cross walls shall be full-story height with a minimum length of one and one-half (1.5) times the story height.
- (2) Any building used for its intended purpose, as determined by the building official, for less than twenty (20) hours per week.

*Low-risk building* is any building, other than an essential or hazardous building, have an occupant load as determined by Section 1004 of the California Building Code of less than twenty (20) occupants.

*Medium-risk building* is any building not classified as a high-risk building or an essential or hazardous building, having an occupant load as determined by Section 1004 of the California Building Code of twenty (20) occupants or more.

(b) *Rating classifications.* The rating classifications identified in Table No. A1-E are hereby established and each building within the scope of this article shall be placed in one such rating classification by the building official. The total occupant load of the entire building as determined by Section 1004 of the California Building Code shall be used to determine the rating classification.

*Exception:* For purposes of this article, portions of buildings constructed to act independently when resisting seismic forces, and having required exits with independent travel paths, may be placed in separate rating classifications.

(c) *Compliance requirements.* The owner of a building within the scope of this article shall comply with the requirements set forth below by submitting to the building official for review within the stated time limits, such time limit will follow the notification set forth in Table A-1 (g).

- (1) Within one (1) year after service of an order provided for in this article, a structural analysis, which is subject to approval by the building official, and which shall demonstrate that the building meets the following requirements.
  - a. *General.* Building owners shall employ a structural or civil engineer or architect licensed in the State or California to perform a structural analysis and prepare an engineering report. The purpose of this structural analysis and engineering report is to investigate and evaluate, in a thorough and unambiguous fashion, a

building's structural systems which resist the forces imposed by earthquakes and to determine if any individual portion or combination of these systems is adequate to prevent a structural failure (collapse or partial collapse).

- b. *Level of investigation.* Some buildings will require extensive testing and field investigation to uncover potential structural deficiencies, while others will allow the same level of overall evaluation by a less complicated process due to simplicity of design or the availability of original or subsequent alternation design and construction documents. The level of investigation must be sufficient to produce a report that is complete and can serve as a sound basis for a conclusion on the collapse or partial collapse hazard a building may present.

- (2) Within two (2) years from service of order, cause the removal, stabilization or bracing of any parapet and other external hazard or exterior wall or roof appendage in accordance with the California Existing Building Code, 2013 edition.
- (3) Triggering mechanisms. No further action is required by the owner of a building covered under Section 7-115(c) unless one of the following conditions occurs:

- a. *Remodel or renovation over a certain valuation.* The value of remodel or renovation shall not include the value of any existing unpermitted work which is declared by the building owner to the building official no later than one hundred twenty (120) calendar days after January 1, 1994, provided no notice of violation has been issued against the building by the building official and the owner obtains a permit for the work. The owner shall be charged current permit fees, but no penalty will be charged for voluntary disclosure during this period.

- 1. Value of remodel or renovation over fifty (50) percent. When the cumulative value of remodel or renovation to a building, excluding the cost of seismic retrofit, or the removal, stabilization or bracing of External Hazards, exceeds fifty (50) percent of the value of the building within any five-year period subsequent to January 1, 1994, section 7-115(d)(1) shall apply.

- . Value of remodel or renovation over one hundred (100) percent. When the cumulative value of remodel or retrofit to a building, excluding the cost of seismic retrofit or the removal, stabilization or bracing of External Hazards, exceeds one hundred (100) percent of the value of the building within any five-year period subsequent to January 1, 1994, section 7-115(d)(2) shall apply.

- b. *Change to a higher rating classification.* If more than fifty (50) percent of the total floor area of the building changes from an existing use or occupancy to a higher hazard category use or occupancy as determined by Table No. A1-G.

*Exception:* If the use or occupancy of all or part of a building is changed to a higher relative hazard as determined by Table No. A1-G, but the occupant load of the building is not increased, then the building's hazard category will be considered to be unchanged. A board of appeals application must be completed and recorded to ensure that subsequent owners adhere to the required base load.

- c. *Unsafe.* If the building is declared structurally unsafe, abatement of the unsafe condition shall be initiated.

(d) *Condition of remodel or renovation seismic strengthening or retrofit.*

- (1) *Cumulative value of remodel or renovation exceeding fifty (50) percent.* When the cumulative value of remodel or renovation to a building, excluding the cost of seismic retrofit or the removal, stabilization or bracing of external hazards, exceeds fifty (50) percent of the value of the building within any five (5) year period subsequent to January 1, 1994, the owner shall, within five (5) years after the date of service, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building. Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of the California Existing Building Code, 2013 edition or new anchors meeting those requirements shall be installed. If the building is a historical building, the installation shall comply with the California Historical Building Code, 2013 edition. Installation will not be required if the owner establishes to the satisfaction of the building official through a structural survey and engineering report that the existing anchoring system meets those requirements.

- (2) *Cumulative value of remodel or renovation exceeding one hundred (100) percent.* When the cumulative value of remodel or renovation to a building, excluding the cost of seismic retrofit or the removal stabilization or bracing or external hazards, exceeds one hundred (100) percent of the value of the building within any five (5) year period subsequent to January 1, 1994, the owner shall submit to the building official the following within the stated time limits:

- a. A retrofit guideline document within two hundred forty (240) calendar days after the date of service detailing plans for a complete retrofit of the building to be completed according to the technical provisions of this division within a five (5) year period from the date of permit issuance.

- (3) *Historical buildings.* If the building is an historical building, all items listed in the structural survey and engineering report requiring mitigation shall be thoroughly addressed under the provisions of the California Historical Building Code, 2013 edition.
- (4) *Time schedule.* The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the structural survey and engineering report to a maximum of five (5) years from the date of permit issuance for the portion of remodeling or renovation whose cost exceeds one hundred (100) percent of the value of the building.

(e) *Conditions of change to a higher hazard category requiring seismic retrofit.* Upon change in use or occupancy of fifty (50) percent or more of the floor area of the building from an existing use or occupancy to a higher hazard category as determined by section 7-115(a), the following shall apply:

- (1) *Retrofit guideline document.* The owner shall submit a Retrofit Guideline Document within two hundred forty (240) calendar days after the Date of Service, which shall detail plans for a complete retrofit of the building according to the technical provisions of this division to be completed within a five (5) year period from the date of change in use or occupancy to the higher hazard category, if the structural analysis and engineering report establishes that the building fails to meet the requirements of this division.
- (2) *Historical buildings.* If the building is an historical building, all items listed in the structural survey and engineering report requiring mitigation shall be thoroughly addressed under the provisions of the State Historical Building Code.
- (3) *Time schedule.* The time schedule shall specify completion dates for each phase of the seismic retrofit, with the final date for completion of all items listed in the structural and engineering report to be a maximum of five (5) years from the date of change in use or occupancy to a higher hazard category.

(f) *Existing system.* This article does not require alteration of existing electrical, plumbing, mechanical or fire-safety systems.

(g) *Administration.*

- (1) *Order.* The building official may, in accordance with the priorities set forth in Table No. A1-G, issue an order as provided in this section for each building within the scope of this article. The date of issuance of such order shall be at the discretion of the building official.
- (2) *Notice.* Prior to the service of an order as set forth in Table No. A1-G, a notice may be issued to the owner as shown upon the last equalized

assessment roll or to the person in apparent charge or control of a building considered by the building official to be within the scope of this article. The notice may contain information the building official deems appropriate. The notice may be issued by mail or in person.

- (3) *Priority of service.* Priorities for the service of the order for buildings within the scope of this article shall be in accordance with the rating classification as shown on Table No. A1-G. Within each separate rating classification, the priority of the order shall normally be based upon the occupant load of the building. The owners of the buildings housing the largest occupant loads shall be served first. The minimum time period prior to the service of the order as shown on Table No. A1-G shall be measured from the effective date of this article. The building official may, upon receipt of a written request from the owner, order such owner to bring his building into compliance with this article prior to the normal service date for such building set forth in this article.
- (4) *Service; contents.* The order shall be in writing and shall be served either personally or by certified or registered mail return receipt requested upon the owner of record and one copy thereof shall be served upon each of the following if known to the building official or disclosed from public records the holder or any mortgage or deed of trust of other lien or encumbrance of record, the owner or holder of any lease of record and the holder of any other estate or legal interest of record in or to the building or land and upon the person, if any, in apparent charge to control of the building. The order shall specify that the building has been determined by the building official to be within the scope of this article, and, therefore, is required to meet the minimum seismic standards of this article. The order shall specify the rating classification of the building and shall be accompanied by a copy of section 7-115(c), which sets forth the owner's alternatives and time limits for compliance. The failure of any person to receive such notice shall not affect the validity of any proceeding taken under this section.
- (5) *Appeal from order.* The owner of the building, or other interested person, may appeal the building official's initial determination that the building is within the scope of this article to the board of appeals established by section 113 of the California Building Code. Such appeal shall be filed with the board within sixty (60) days from the service date of the order described in section 7-115. Any such appeal shall be decided by the board no later than ninety (90) days after writing and the grounds thereof shall be stated clearly and concisely. Appeals or requests for modifications from any other determinations, orders or actions by the building official pursuant to the article shall be made in accordance with the procedures established in sections 114, 115, and 116 of the California Building Code.
- (6) *Enforcement.* If the owner of the subject building fails to comply with any other issued by the building official pursuant to this article within any of the time limits set forth in section 7-115, the building official shall verify

that the record owner of this building has been properly served. If the order has been served on the record owner, then the building official may order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within ninety (90) days after the date the building has been ordered vacated or such additional time as may have been ordered vacated or such additional time as may have been granted by the board of appeals, the building official may order its demolition in accordance with the provisions of Section 116 of the California Building Code.

TABLE NO. A1-E  
RATING CLASSIFICATIONS

Type of building	Classification
Essential building	I
High-risk building	II
Medium-risk building	III
Low-risk building	IV

TABLE A1-G  
EXTENSIONS OF TIME AND SERVICE PRIORITIES

Rating Classification	Occupant Load	Periods for Service of Order
<b>I (Highest Priority)</b>	N/A	N/A
<b>II</b>	<b>300 or more</b>	<b>1 year</b>
<b>III-A</b>	<b>100 or more</b>	<b>2 years</b>
<b>III-B</b>	<b>More than 50 but less than 100</b>	<b>3 years</b>
<b>III-C</b>	<b>More than 19 but less than 51</b>	<b>4 years</b>
<b>IV (Lowest Priority)</b>	<b>Less than 20</b>	<b>5 years</b>

SECTION 2. The City Council hereby designates the Office of the City Attorney to prepare a summary of this Ordinance and said summary shall be published and a certified copy of the full text of this Ordinance shall be posted in the Office of the City Clerk at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted.

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 20<sup>th</sup> day of Nov. 2018.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Centro, California, held on the 4th day of Dec., 2018.

CITY OF EL CENTRO

By \_\_\_\_\_  
Cheryl Viegas-Walker, Mayor

ATTEST:

By \_\_\_\_\_  
L. Diane Caldwell, 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, L. Diane Caldwell, City Clerk of the City of El Centro, California, do hereby certify that the foregoing Ordinance No. 18-11 had its first reading on Nov. 20, 2018, and had its second reading on Dec. 4, 2018, and was passed by the following vote:

AYES:           Cardenas, Viegas-Walker, Garcia, Silva  
NOES:           None  
ABSENT:        Jackson  
ABSTAINED:   None

AYES:           Cardenas, Jackson, Garcia, Silva  
NOES:           None  
ABSENT:        Viegas-Walker  
ABSTAINED:   None

By \_\_\_\_\_  
L. Diane Caldwell, City Clerk