

ORDINANCE NO. 180

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY, CALIFORNIA, AMENDING CHAPTER 15.04 OF THE AMADOR CITY MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF: PART 1 - THE 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 2 - THE 2019 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2018 INTERNATIONAL BUILDING CODE), PART 2.5 - THE 2019 CALIFORNIA RESIDENTIAL CODE, (INCORPORATING AND AMENDING THE 2018 INTERNATIONAL RESIDENTIAL CODE), PART 3 - THE 2019 CALIFORNIA ELECTRICAL CODE (INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE), PART 4 - THE 2019 CALIFORNIA MECHANICAL CODE (INCORPORATING THE 2018 UNIFORM MECHANICAL CODE), PART 5 - THE 2019 CALIFORNIA PLUMBING CODE (INCORPORATING THE 2018 UNIFORM PLUMBING CODE), PART 6 - THE 2019 CALIFORNIA ENERGY CODE, PART 8 - THE 2019 CALIFORNIA HISTORICAL BUILDING CODE, PART 9 - THE 2019 CALIFORNIA FIRE CODE, PART 10 - THE 2019 CALIFORNIA EXISTING BUILDING CODE, PART 11 - THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 12 - THE 2019 CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; THE 1997 EDITION OF THE UNIFORM HOUSING CODE; THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 1997 EDITION OF THE UNIFORM BUILDING SECURITY CODE; THE 2018 EDITION OF THE UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE AND THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, pursuant to Government Code section 50022.1 et seq., the City of Amador City ("City") may adopt by reference the California Building Standards Code, 2019 Edition as provided in Title 24 of the California Code of Regulations and other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, the Uniform Building Security Code, the Uniform Swimming Pool, Spa and Hot Tub Code, and the International Property Maintenance Code (collectively, the "Uniform Codes").

WHEREAS, On January 1, 2020, the California Building Standards Commission ("Commission") did adopt the 2019 Edition of the California Building Standards Code; and

WHEREAS, Health and Safety Code sections 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions; and

**WHEREAS**, the City desires to adopt the California Building Standards Code with the necessary amendments to assure the Uniform Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions; and

**WHEREAS**, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

The City Council of the City of Amador City does hereby ordain as follows:

**SECTION 1. Authority.** The City Council enacts this Ordinance under the authority granted to the City as follows:

Government Code section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

Health & Safety Code sections 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

**SECTION 2. Findings.** To the extent the following changes and modifications to the 2019 California Building Standards Code are deemed more restrictive than the standards contained in the 2019 California Building Standards Code, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions, and adopts the findings provided below to support the modifications to the 2019 California Building Standards Code.

**SECTION 3. Amendment.** Sections of the Amador City Municipal Code are amended to read in full as follows:

**Section 15.04.010 Adoption of Codes and Related Appendices.**

The 2019 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

The 2019 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2, of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Building Code published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

The 2019 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Residential Code as published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Residential Code of the City of Amador City;

The 2019 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electric Code published by the National Fire Protection Association, including Chapter 1, is hereby adopted by reference as the Electrical Code of the City of Amador City;

The 2019 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

The 2019 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Plumbing Officials, including Chapter 1, is hereby adopted as the Plumbing Code of the City of Amador City;

The 2019 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

The 2019 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

The 2019 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Amador City;

The 2019 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

The 2019 Edition of the California Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

The 2019 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City ;

The 2018 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

The 2018 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Amador City;

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Amador City;

The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Amador City;

The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Amador City;

Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 14.04.010 (hereinafter collectively referred to as the "Uniform Codes") are

adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

**Section 15.04.020 Board of Appeals.**

Section 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofficio member and shall act a secretary to said board but shall have no vote upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

**Section 15.05.030 Expiration.**

Section 105.5 of the California Building Code (CBC) shall have the following added at the end of the first paragraph:

For the purpose of this section "suspended or abandoned" shall be determined based upon satisfactory completion of scheduled inspections.

**Section 15.05.040 Roof Snow Load.**

The provisions of this Section 15.04.040 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, and shall be deemed to amend the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.040.

(a) Section 1608.1 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

The snow load for the City of Amador City shall be 20 pounds per square foot.

(b) Section 2308.7.10 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

All roof sheathing shall be a minimum of 15/32" five ply.

**Section 15.04.050 Foundation systems.**

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19 and 21 of the California Building Code. This section shall supplement Chapters 18, 19 and 21 of the California Building Code. Said system shall require two No. 4 rebars three (3) inches from the top and bottom and a maximum of eighteen (18) inches apart.

**Section 15.04.060 Interior wall and ceiling coverings.**

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the California Building Code.

**Section 15.04.070 Safety glazing.**

**This section is repealed in its entirety.**

**Section 15.04.080 Expanded use of plastic.**

**This section is repealed in its entirety.**

**Section 15.04.090 Violation of Codes – Penalties.**

Violation of any provision of the Uniform Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the Penal Code, as amended from time to time.

**Section 15.04.100 Notices of building code violations.**

Whenever the department has knowledge of a violation of the provisions of the building codes, as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to

**SECTION 4. Repeal of Conflicting Ordinances.** All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the Uniform Codes are hereby repealed.

**SECTION 5. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

**SECTION 6. Filing of Findings.** Staff is hereby directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

**SECTION 7. Publication.** The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933.

**SECTION 8. Effective Date.** This ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect thirty (30) days from and after the date of its final passage and adoption.

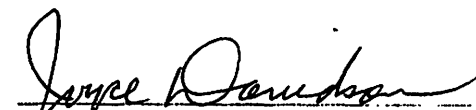
**SECTION 9. CEQA.** The City Council finds that the changes made to the Uniform Codes are enacted to mitigate the threats posed to public peace, health and safety from snow and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance. **ADOPTED MAY 20, 2021**

AYES: *Kel-Artinian, Beagstad, Robinson, Marko, Smith*  
NOES: *0*  
ABSENT: *0*  
ABSTAIN: *0*



Anne Kel-Artinian  
Mayor

ATTEST:

  
Joyce Davidson  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# **15. BUILDING AND CONSTRUCTION**

## **Title 15**

### **BUILDINGS AND CONSTRUCTION**

#### **Chapters:**

- 15.04 Uniform Construction Codes Adopted**
- 15.08 Property Numbering System**
- 15.12 State Historical Building Code Adopted**
- 15.20 In Lieu Parking Fees for Development Projects**

## **Chapter 15.04**

### **UNIFORM CONSTRUCTION CODES ADOPTED**

#### **Sections:**

- 15.04.010 Adoption of Uniform Codes.**
- 15.04.020 Board of appeals.**
- 15.04.030 Expiration**
- 15.04.040 Roof snow load.**
- 15.04.050 Foundation systems.**
- 15.04.060 Interior wall and ceiling coverings.**
- 15.04.070 Reserved.**
- 15.04.080 Reserved.**
- 15.04.090 Violations designated.**
- 15.04.100 Notices of building code violations.**
- 15.04.110 Temporary power permits.**
- 15.04.120 Utility company connections.**
- 15.04.130 Emergency repairs.**

#### **15.04.010 Adoption of Uniform Codes.\***

A. The following uniform codes are adopted by reference as the rules and regulations governing the construction, alteration, moving, demolition, repair, and use of any building or structure within the city; and additions, alterations, repairs, and changes of use or occupancy of all buildings and structures within the city. Work located primarily in a public way, public utility towers and poles, and mechanical equipment not specifically regulated in said codes, are excepted from provisions, rules, regulations, and requirements of this section.

1. The 2019 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

2. The 2019 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2 of Title 24 of the California Code of Regulations which incorporates and amends the 2018 Edition of the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

3. The 2019 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Residential Code as published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Residential Code of the City of Amador City;



4. The 2019 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electric Code published by the National Fire Protection Association, including Chapter 1, is hereby adopted by reference as the Electrical Code of the City of Amador City;

5. The 2019 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

6. The 2019 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Plumbing Code published by the International Association of Plumbing Officials, including Chapter 1, is hereby adopted by reference as the Plumbing Code of the City of Amador City;

7. The 2019 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

8. The 2019 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

9. The 2019 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Amador City;

10. The 2019 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

11. The 2019 Edition of the Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

12. The 2019 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City;

13. The 2018 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

14. The 2018 Edition of the Uniform Swimming Pool, Spa, and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Amador City;

15. The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Amador City;

16. The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9, and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Amador City;

17. The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Amador City;

B. Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 15.04.010 (hereinafter collectively referred to as the "Uniform Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

\*For statutory provisions which apply throughout the State of California, see various state regulations as applicable. For provisions regulating housing construction throughout the State of California, see Health and Safety Code 17922.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.020 Board of appeals.**

Section 1.8.8 and 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an ex officio member and shall act as secretary to said board but shall have not vote

upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **1504.030 Expiration.**

Section 105.5 of the California Building Code (CBC) Section R105.5 of the California Residential Code (CRC) shall have the following added at the end of the first paragraph:

For the purpose of this section, "suspended or abandoned" shall be determined based upon satisfactory completion of scheduled inspections.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.040 Roof snow load.**

The roof snow load for the City of Amador City shall be 20 pounds per square foot.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.050 Foundation systems.**

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Residential Code (CRC). This section shall supplement Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Building Code (CRC). Said system will require one No. 4 rebar three inches from the top and three inches from the bottom and maximum eighteen (18) inches apart.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.060 Interior wall and ceiling coverings.**

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the

California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC).

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.070 Reserved.**

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.080 Reserved.**

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.090 Violations designated.**

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

(Ord. 106 §92.04.050, 1992)

#### **15.04.100 Notices of building code violations.**

A. Whenever the department has knowledge of a violation of the provisions of the building codes as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to record a notice of building code violation in the office of the County Recorder thirty (30) days from the date of the original notice of intention, and that the property owner shall have the right to a hearing before the city building official or his or her qualified designated representative on the issue whether a violation exists. A request for such hearing must be made in writing by the property owner and delivered to the building department within thirty (30) days from the date of the notice of intention.

B. In the event a hearing is not requested within the time specified, or if after a hearing of determination is made by the building official or his or her representative that one or more violations of building codes exist on the property, and such violation(s) have not been corrected, the building department may record a notice of building code violation which:

1. Contains a description of the property affected sufficient to identify it with particularity; and

2. States with particularity the violation(s) of the building codes found to exist on the property.

C. If the violation(s) of building codes have been corrected, and evidence thereof satisfactory to the building department has been presented to said department, the department shall issue a notice of expungement of the building codes violation to the property owner. The property owner may record such expungement at the property owner's expense.

D. Neither the building department nor any official or employee thereof shall be liable to any person for the recording of or failure to record such a notice of violation, as provided for in this section.

(Ord. 106 §92.047.051, 1992)

#### **15.04.110 Temporary power permits.**

It is unlawful for any person to use electric power in any building or structure for which a building permit is required by this chapter prior to final inspection and approval thereof by the building department, except in strict conformance with all of the provisions and conditions of an unrevoked and unexpired temporary power permit issued therefor by the building department. Such temporary power permit shall contain provisions with respect to the nature, location, and duration of use, load, and circuit limitations, fuse or circuit breaker requirements, and such other conditions as the building department determines are necessary to eliminate any hazard which might result from the use of such power. The building department may revoke any such temporary power permit for violation of any provision or condition contained therein, or for any practice in the use of such power which causes fire or safety hazard, by posting written notice of revocation of such permit in a conspicuous place on such building or structures.

(Ord. 106 §92.04.060, 1992)

#### **15.04.120 Utility company connections.**

It is unlawful for any person or utility company to supply electric power to any building or structure for which a building permit is required by this chapter prior to the final inspection and approval thereof by the building department unless a temporary power permit has been issued therefore, to continue supplying electric power to such building or structure after such temporary power permit has expired, or after receipt of a written notice of revocation of such permit.

(Ord. 106 §92.04.070, 1992)

#### **15.04.130 Emergency repairs.**

Where emergency repair work for which a permit is required by this chapter is made necessary by storm, flood, fire, explosion, earthquake, or similar calamity, such work may be done without first obtaining the required permit therefor, providing an application for such permit is filed with the building department before 5 p.m. of the next business day following commencement of such work. In such case, the permit requirements of this chapter shall not be deemed to have been violated, and the fee for such permit shall not be doubled.

(Ord. 106 §92.04.080, 1992)