

ORDINANCE NO. 346

AN ORDINANCE OF THE CITY OF GRAND TERRACE, CALIFORNIA, AMENDING TITLE 15 OF THE GRAND TERRACE MUNICIPAL CODE THEREBY ADOPTING BY REFERENCE THE 2022 CALIFORNIA BUILDING CODE SERIES, INCLUDING THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; MAKING CERTAIN AMENDMENTS TO SUCH CODES (AS APPLICABLE) DUE TO LOCAL CLIMATIC, GEOLOGICAL, AND/OR TOPOGRAPHICAL CONDITIONS; AND DETERMINING THEREOF TO BE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)

WHEREAS, California Health and Safety Code Section 17950 requires that the California Building Standards Commission adopt and publish the California Code of Regulations, Title 24; and

WHEREAS, every three years, California Code of Regulations, Title 24 is published to incorporate all code changes accepted by a majority vote of members at the annual code development meetings of the California Building Standards Commission.

WHEREAS, new codes will become effective statewide on January 1, 2023; and

WHEREAS, each jurisdiction in the State is mandated to adopt California Code of Regulations, Title 24 and make amendments to the codes that are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the 2021 International Property Maintenance Code is a code that provides standards for the maintenance of property, but has not been adopted by the City; and

WHEREAS, the 1997 Uniform Code for the Abatement of Dangerous Buildings is a code that provides standards for the abatement of dangerous buildings, but has not been adopted by the City; and

WHEREAS, certain amendments to the codes are therefore reasonably necessary due to the following local climatic, geological, and topographical conditions in the City:

The City of Grand Terrace, a California Municipal Corporation, is geographically located in the inland region of Southern California located in Climate Zone 10, prone to wind gusts of up to 95 MPH, Category C and in earthquake Seismic Zone D. In addition, there are sections of the city that are considered high flood areas and contain very high fire hazard severity zones. Due to the local climatic, geological, and topographical conditions noted above, it is in the best interest of the City to amend the existing codes, as provided herein,

and adopt the 2022 California Building Codes along with an amendment to the Municipal Code of Ordinances.

WHEREAS, the City Council of the City of Grand Terrace now desires to adopt by reference the new state building codes that will become effective statewide on January 1, 2023, with certain amendments addressing the above-mentioned local climatic, geological, and topographical conditions in the City; the 2021 International Property Maintenance Code; and 1997 Uniform Code for the Abatement of Dangerous Buildings; and

WHEREAS, a duly noticed public hearing, as required by California Government Code section 50022.3, was conducted prior to the adoption of this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by this reference.

SECTION 2. CEQA. The adoption of this Ordinance is hereby determined to be exempt from the California Environmental Quality Act pursuant to State Guidelines Section 15061(b)(3) as a project that has no potential for causing a significant effect on the environment.

SECTION 3. BUILDING CODE. Chapter 15.08 (Building Code) of Title 15 (Buildings and Construction) is hereby amended in its entirety to read as follows.

15.08.010. – Adoption

For the purpose of prescribing regulations for erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures, the following construction codes subject to the modifications set forth in this chapter, are hereby adopted by reference: the 2022 California Building Code, Volumes 1 and 2, including Appendix Chapter “C”, “F”, “G”, “I”, “J”, “L”, “N” and “O” based on the 2021 International Building Code as published by the International Code Council. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

Section 15.08.020 – Fences and High Fire Hazard Severity Zones

The changes set forth herein are made to the 2022 Edition of the California Building Code Volume 1 & 2 as published by the International Code Council.

- A. Section 105.2 item 2 is amended to read as follows:
 - 1. Fences not over 6 feet in height.

B. The requirements of Chapter 7A shall apply throughout the City's designated High Fire Hazard Severity Zones as designated by CAL FIRE's Fire Hazard Severity Zone Map and City Council.

Section 15.08.030 – Automatic Fire Sprinklers

Automatic fire sprinklers shall be required for all newly constructed non-residential and residential buildings regardless of total building area and existing non-residential and residential buildings undergoing remodeling of at least 50% in total existing building area.

Section 15.08.040 – Separation from Main Dwelling or Existing Structures.

All buildings including but not limited to dwellings, accessory structures, accessory dwelling units, or other similar structures shall be at a minimum five feet away from the main dwelling or from other existing structures. This provision does not apply to attached patio covers, attached garages, or attached accessory dwelling units.

Section 15.08.050 – Newly Constructed Building; Wireless Access Point.

All newly constructed buildings shall have an easily accessible wireless access point.

Section 15.08.060 – Amendment to Section 903.2.1.1 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.1 of the California Building Code is hereby amended to read as follows.

Group A-1. Remove “where one of the following conditions exists. Sections 1-4”.

Section 15.08.070 – Amendment to Section 903.2.1.2 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.2 of the California Building Code is hereby amended to read as follows.

Group A-2. Remove “where one of the following conditions exists. Sections 1-4”.

Section 15.08.080 – Amendment to Section 903.2.1.3 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.3 of the California Building Code is hereby amended to read as follows.

Group A-3. Remove “where one of the following conditions exists. Sections 1-4.”

Section 15.08.090 – Amendment to Section 903.2.1.4 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.4 of the California Building Code is hereby amended to read as follows.

Group A-4. Remove “where one of the following conditions exists. Section 1-3”.

Section 15.08.110 – Amendment to Section 903.2.1.5 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.5 of the California Building Code is hereby amended to read as follows.

Group A-5. Remove “in excess of 1,000 square feet (93 m²)”.

Section 15.08.120 – Amendment to Section 903.2.5.1 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.5.1 of the California Building Code is hereby amended to read as follows:

Group A-5. Spaces under grandstands or bleachers. Remove “where either of the following exist: Sections 1-2”.

Section 15.08.130 – Amendment to Section 903.2.1.6 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.6 of the California Building Code is hereby amended to read as follows:

Assembly occupancies on roofs. "Where an occupied roof has a Group A assembly occupancy, all floors between the occupied roof and the level of exist discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Section 15.08.140 – Amendment to Section 903.2.1.7 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.1.7 of the California Building Code is hereby amended to read as follows:

Multiple fire areas. "An automatic sprinkler system shall be provided where multiple fire areas of Group A-1, A-2, A-3, or A-4 occupancies share exit or exit access components". Remove "and the combined occupant load of these fire areas is 300 or more".

Section 15.08.150 – Amendment to Section 903.2.2 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.2 of the California Building Code is hereby amended to read as follows:

Ambulatory Care Facilities. Remove "where either of the following conditions exist at any time: Items 1-2".

Section 15.08.160 – Amendment to Section 903.2.3 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.3 of the California Building Code is hereby amended to read as follows:

Group E. Remove "as follows" Items 1-7".

Section 15.08.170 – Amendment to Section 903.2.4 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.4 Group F-1 of the California Building Code is hereby amended to read as follows:

Group F-1. Remove “where one of the following conditions exists: Items 1-4”.

Section 15.08.180 – Amendment to Section 903.2.4.1 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.4.1 of the California Building Code is hereby amended to read as follows:

Woodworking Operations. Remove “in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials”.

Section 15.08.190 – Amendment to Section 903.2.7 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.7 of the California Building Code is hereby amended to read as follows:

Group M. Remove “where one of the following conditions exists: Items 1-5”.

Section 15.08.200 – Amendment to Section 903.2.9 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.9 of the California Building Code is hereby amended to read as follows:

Group S-1. Remove “where one of the following conditions exists: Items 1-5”.

Section 15.08.210 – Amendment to Section 903.2.9.1 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.9.1 of the California Building Code is hereby amended to read as follows:

Repair Garages. Remove “as shown: Items 1-4”.

Section 15.08.220 – Amendments to Section 903.2.9.2 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.9.2 of the California Building Code is hereby amended to read as follows:

Bulk storage of tires. “Buildings and structures with the storage of tires shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1”.

Section 15.08.230 – Amendments to Section 903.2.10 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.10 of the California Building Code is hereby amended to read as follows:

Group S-2. Enclosed parking garages. Remove “where either of the following conditions exists: Items 1-2”.

Section 15.08.240 – Amendments to Section 903.2.10.1 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.10.1 of the California Building Code is hereby amended to read as follows:

Commercial Parking Garages. Remove “where the fire area exceeds 5,000 square feet (464 m2).”

Section 15.08.250 – Amendment to Section 903.2.11 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.11 of the California Building Code is hereby amended to read as follows:

Specific building areas and hazards. Remove “in the locations set forth in Sections 903.211.1 through 903.2.11.6”.

Section 15.08.260 – Amendment to Section 903.2.11 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.11 of the California Building Code is hereby amended to read as follows:

Specific building areas and hazards. “In all occupancies other than Group U, an automatic sprinkler system shall be installed for building design or hazards.”

Section 15.08.270 – Amendment to Section 903.2.16 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.16 of the California Building Code is hereby amended to read as follows:

Group L occupancies. “An automatic sprinkler system shall be installed throughout buildings housing Group L occupancies”.

Section 15.08.280 – Amendment to Section 903.2.18 of the California Building Code.

The changes set forth herein are made to the 2022 California Building Code as published by the International Code Council.

A. Section 903.2.18 of the California Building Code is hereby amended to read as follows:

Group U. Private garages and carports accessory to Group R-3 occupancies. "Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that are not at least 50% remodeled or altered of the existing total building area."

Section 15.08.290 – Automatic Fire Sprinklers; New Residential and Non-Residential Buildings.

All new residential and non-residential buildings containing the following occupancies: A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, S-1, S-2, and L shall have an automatic fire sprinkler system installed regardless of total building area.

Section 15.08.300 – Automatic Fire Sprinklers; Group U.

All new residential and non-residential buildings containing the following occupancies: Group U, more specifically Agricultural buildings, Aircraft hangars that are accessory to a one- or two-family residence, Barns built under building type IV and V construction that exceed 200 square feet, Carports built under building type IV and V construction that exceed 200 square feet, Communication equipment structures, Grain silos accessory to a residential occupancy, Livestock shelters, Private garages that exceed 200 square feet, and Stables built under building type IV and V construction that exceed 200 square feet shall require an automatic fire sprinkler system.

Section 15.08.310 – Automatic Fire Sprinklers; Accessory Structures.

All new accessory buildings that serve as an accessory structure to a non-residential and residential building under type IV and V construction that exceeds 200 square feet in total building area shall require an automatic fire sprinkler system.

SECTION 4. EXISTING BUILDING CODE. Section 15.09.010 (Adoption) of Chapter 15.09 (Existing Building Code) of Title 15 (Buildings and Construction) is hereby amended to read as follows:

Except as provided in this Chapter, those certain building codes known and designated as the 2022 California Existing Building Code, California Code of Regulations, Title 24, Part 10, based on the 2021 International Existing Building Code as published by the International Code Council are hereby adopted by reference and shall become the existing building code of the City for regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use, occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout the City. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

SECTION 5. RESIDENTIAL CODE. Chapter 15.10 (Residential Code) of Title 15 (Buildings and Construction) is hereby amended in its entirety to read as follows:

Section 15.10.010 – Adoption

Except as provided in this Chapter, those certain building codes known and designated as the 2022 California Residential Code based on the 2021 International Residential Code published by the International Code Council are hereby adopted by reference and shall become the residential building code of the City for regulating the construction, occupancy, equipment, use, height, area and maintenance of all residential buildings and/or structures in the City. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

Section 15.10.020 – Automatic Fire Sprinklers.

Automatic fire sprinklers shall be required for all newly constructed residential buildings regardless of total building area and existing residential buildings undergoing remodeling of at least 50% in total existing building area.

Section 15.10.030 – Exterior Lights.

Exterior lights are required to be placed next to exterior doorways leading into residential dwellings or where there is an exterior landing or where there are stairs. Lights shall be placed when a building is being altered, remodeled, enlarged of at least 50% in total building area or where there is a change of occupancy.

Section 15.10.040 – Ground Level Bathrooms; Wood Blocking Support.

Residential buildings with ground level bathrooms of two-stories in height that are being altered, remodeled, enlarged, or similar thereof shall have wood blocking support behind shower walls, bathtub area walls, and water closet areas for future installation of grab bars and safety hardware.

Section 15.10.050 – Automatic Humidity Control Switch Sensor.

Residential buildings with bathrooms that are being altered, remodeled, enlarged, or similar thereof shall have mechanical ventilation that is automatically activated by a humidity control switch sensor.

Section 15.10.060 – Amendment to Section R319.1.

The changes set forth herein are made to the 2022 California Residential Code as published by the International Code Council.

A. Section R319.1 is amended to read as follows.

1. “New residential buildings and remodels where at least 50% of the existing building area is being altered shall have backlit addressing”.

Section 15.10.070 – Attached Garages.

All residential buildings containing attached garages that are considered new or existing and are altered, enlarged, erected, or similar thereof shall have an insulated garage door. This provision applies to any as-built unpermitted garages that have been issued an after the fact permit legalizing the garage.

Section 15.10.080 – Interior Transitions.

Interior transitions shall either be a full step (7 ¾”) (196 mm) and changes in level between shower thresholds shall be ¼” high minimum and ½” high maximum are beveled with a slope not steeper than 1:2.

Section 15.10.090 – Amendment to Section R313.1.

The changes set forth herein are made to the 2022 California Residential Code as published by the International Code Council.

A. Section R313.1 of the California Residential Code is hereby amended to read as follows:

Townhouse automatic fire sprinkler systems. “Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are less than 50% of the total existing building area.

Section 15.10.100 – Dedicated Water Meter for Fire Sprinkler Systems

All new construction including residential and nonresidential buildings equipped with fire sprinkler systems shall have a separate dedicated water meter that will serve fire protection systems.

SECTION 6. Section 15.12.010 (Adoption) of Chapter 15.12 (Electrical Code) of Title 15 (Buildings and Construction) is hereby amended to read as follows:

Except as provided in this Chapter, the 2022 California Electrical Code based on the 2020 National Electrical Code as published by the National Fire Protection Association, is hereby adopted by reference and shall become the electrical code of the City, regulating all installations, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection

SECTION 7. PLUMBING CODE. Section 15.16.010 (Adoption) of Chapter 15.16 (Plumbing Code) of Title 15 (Buildings and Construction) is hereby amended to read as follows:

Except as provided in this Chapter, the 2022 California Plumbing Code based on the 2021 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by

reference and shall become the plumbing code of the City, regulating construction, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

SECTION 8. GREEN BUILDING STANDARDS. Section 15.17.010 (Adoption) of Chapter 15.17 (Green Building Standards) of Title 15 (Buildings and Construction) is hereby amended to read as follows:

Except as provided in this Chapter, the 2022 Green Building Standards Code is hereby adopted by reference and shall become the green building standards of the City. The provisions of this Code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

SECTION 9. HISTORICAL BUILDING CODE. Section 15.19.010 (Adoption) of Chapter 15.19 (Historical Building Code) of Title 15 (Buildings and Construction) is hereby amended to read as follows:

Except as provided in this Chapter, those certain building codes known and designed as the 2022 California Historical Building Code are hereby adopted by reference and shall become the historical building code of the City for regulating the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings or properties located in the City. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

SECTION 10. MECHANICAL CODE. Section 15.20.010 (Adoption) of Chapter 15.19 (Mechanical Code) of Title 15 (Buildings and Construction) is hereby amended to read as follows:

Except as provided in this Chapter, the 2022 California Mechanical Code based on the 2021 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference and shall become the mechanical code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance of heating, ventilating, cooling, refrigeration system, incinerators and other miscellaneous heat producing appliances. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

SECTION 11. PROPERTY MAINTENANCE CODE. Chapter 15.22 is hereby added to Title 15 (Buildings and Construction) as follows:

Chapter 15.22 – Property Maintenance Code

Section 15.22.010 – Adoption

Except as provided in this Chapter, the 2021 International Property Maintenance Code as published by the International Code Council is hereby adopted by reference and shall become the property maintenance code of the City, regulating and controlling the minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance for all residential and nonresidential structures. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

SECTION 12. UNIFORM ABATEMENT OF DANGEROUS BUILDINGS CODE.

Chapter 15.23 is hereby added to Title 15 (Buildings and Construction) as follows:

Chapter 15.23 – Abatement of Dangerous Buildings Code

Section 15.23.010 – Adoption

Except as provided in this Chapter, the 1997 Uniform Code For The Abatement of Dangerous Buildings as published by the International Conference of Building Officials is hereby adopted by reference and shall become the abatement of dangerous buildings code of the City, regulating and controlling buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants. One copy of all the above codes and standards therefore are on file in the Office of the City Clerk and are made available for public inspection.

SECTION 13. PENALTY PROVISIONS. All violations of Title 15 of the Grand Terrace Municipal Code shall be punishable pursuant to Chapter 15.04 of Title 15 of the Grand Terrace Municipal Code (“Chapter 15.04”) and as it may be amended from time to time. The current text of Chapter 15.04 as of the effective date of this Ordinance is set forth in full in **Exhibit “A”** of this Ordinance and is incorporated herein by this reference.

SECTION 14. INCONSISTENT PROVISIONS. Any provision of the Grand Terrace Municipal Code or appendices thereto that are inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

SECTION 15. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion 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 sections, subsection, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

SECTION 16. EFFECTIVE DATE. This ordinance shall be effective on the thirtieth (30th) day after the day of its adoption.

SECTION 17. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Grand Terrace at a regular meeting held on the 13th day of December, 2022.

Bill Hussey
Mayor

ATTEST:

Debra Thomas
City Clerk

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney

EXHIBIT A
Current Chapter 15.04

Chapter 15.04 GENERAL PROVISIONS FOR UNIFORM CODES

15.04.010 Applicability.

The requirements of this Chapter are general in nature and apply to all the provisions in this Title.

15.04.020 Substitution of references.

Whenever in any of the codes adopted in this Title there appears a reference to the following names or terms, those names or terms shall be deemed and construed as follows:

A. "Administrative Authority," "Building Official," "Electrical Safety Engineer" or any other similar terms which makes reference to the individual official, board, department or agency created by law to administer and enforce the provisions of the code adopted in this Title shall mean the "Director of Building and Safety and his authorized assistants."

B. "City of" or any similar reference to a political entity means the incorporated territory of the City.

15.04.030 Findings.

The City Council finds that these regulations and provisions and those of the codes adopted in this Title are in compliance with Section 17922 of the Health and Safety Code of the State of California and that the modifications and changes herein made to the model codes adopted in this Chapter are necessary due to local conditions. A copy of the ordinance adopting this provision shall be forwarded to the Department of Housing and Community Development of the State of California by the City Clerk, and the copy will serve to satisfy the requirement of filing of findings as stated in Section 17958.7 of the Health and Safety Code of the State of California.

15.04.040 Permit fees.

Any and all references to fees in any of the uniform codes adopted in this title are deleted; such fees shall be set by resolution of the city council.

15.04.050 Annual permits.

A. Where any person, firm or corporation in the course of normal maintenance procedures proposes to install, alter or repair any electrical wiring, devices, appliances, plumbing, drainage systems, septic tanks, seepage pits, leaching lines, heating, ventilating, refrigeration or water conservation equipment in an existing facility located on property under the direct control of such person, firm or corporation and is able to, and does in fact, furnish inspection service which meets the requirements and rules and regulations of this code, and whose operations are under the continuous supervision of a professional engineer or engineers, duly registered with and licensed by the state of California, such person, firm or corporation shall not be required to obtain approval at each consecutive inspection step of the installation, alteration or repair but shall be required only to obtain an annual permit or annual permits and assure that the work in progress is accessible to the director of building and safety for such periodic inspections as he may deem necessary.

B. The fee for each separate annual permit (electrical, plumbing, mechanical) shall be based upon the number of employees doing work in the crafts covered in each annual permit in accordance with a resolution of the city council.

C. The designated responsible supervising engineer shall file with the building and safety department a written report specifying the work done under the issued annual permit. Such written report shall be filed with the department of building and safety within thirty days following the end of the fiscal year for which the permit was issued.

15.04.060 Enforcement—Appeals.

It shall be the duty of the director of building and safety to enforce the provisions of the Uniform Building Code, National Electrical Code, Uniform Mechanical Code, Uniform Plumbing Code and Uniform Solar Energy Code, respectively, and to determine the intent and meaning thereof. Any determination or decision, made by the director of building and safety, which is in dispute, is subject to review and final decision by the city council or by a board of appeals as established by Section 204 of the Uniform Building Code, 1979 Edition. (Ord. 1 § 1(part), 1978: county code § 63.085)

15.04.070 – Soil report.

A. Subdivision maps shall not be given a final approval until a preliminary soil report, prepared by a civil engineer, registered by the state of California, has been filed with and approved by the director of building and safety.

B. The preliminary soil report shall indicate the presence, if any, of expansive soils or any other soil problem which, if not corrected, would lead to structural defects. If defective soil conditions are indicated, the preliminary report shall include recommendations for corrective measures intended to prevent structural damage to buildings erected on the site. Acceptance and approval of these recommendations shall not preclude the consideration and approval of alternate methods of correction which may be submitted by any other California-registered civil engineer when accompanying a permit application for construction of a specific building or buildings.

C. The preliminary soil report shall be based upon test borings or excavations. The number of borings or excavations shall be adequate to determine fully the extent and degree of soil problems, if any, which exist in the proposed subdivision; provided, however, that not less than three such borings or excavations shall be required for each report. If critically defective soil conditions are disclosed by initial borings or excavations, additional borings or excavations shall be made at the probable building location on each lot or parcel within the subdivision. Appropriate notations shall be made upon the subdivision map so as to indicate the location and type of defective soil noted in the preliminary report.

D. The director of building and safety shall approve the preliminary soil report:

1. If no defective soils are present on the site; or
2. If the corrective measures recommended in the report would be likely to prevent structural damage to any buildings constructed on the site.

E. The preliminary soil report may be waived when the sole purpose of the subdivision map is to assemble small lots or parcels into larger lots or parcels to define, adjust or correct property lines of existing subdivisions.

F. The issuance of a building permit for the construction of a building on a lot or parcel of land which has been found to have defective soils shall be conditioned to the incorporation of an approved corrective measure intended to prevent structural damage to the building.

15.04.080 – Water conservation.

Water used as a coolant in any stationary equipment or machinery, or water utilized for heating or cooling in an industrial process, shall not be wasted but shall be recirculated and reused. Every evaporative cooler shall be equipped with a circulating pump.

15.04.090 – Deadline for on-site improvements.

On-site improvements required by the terms of Title 18 must be completed or a cash deposit submitted and approved prior to occupancy or prior to connection of utilities.

15.04.100 – Work started without permit.

Where work for which a permit is required by the codes adopted in this title is started or proceeded with prior to obtaining the permit, the specified fees shall be doubled, but the payment of such penalty fee shall not relieve any persons from fully complying with the requirements of these codes in the execution of the work nor from any other penalties prescribed in this code; provided, however, that this provision shall not apply to emergency work when it is proved to the satisfaction of the director of building and safety that such work was urgently necessary and that it was not practical to obtain a permit therefor before commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there is an unreasonable delay in obtaining such permit, a double fee as provided in this section shall be charged. Any section in any of the codes adopted in this title which is in conflict to this section is repealed.

15.04.110 – Interpretation of minimum requirements.

In interpreting and applying the provisions of this title, its provisions shall be held to be the minimum requirements for the promotion of public health, safety and general welfare.

15.04.120 – Nuisance abatement.

Any building or structure erected or maintained, or any use of property contrary to the provisions of this title is a public nuisance and the city attorney shall, upon order of the director of building and safety, immediately commence an action or actions, proceeding or proceedings, for the abatement, removal and enjoinder thereof in the manner provided by law and shall take such steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building, structure or use, and restrain and enjoin any person from erecting or maintaining such building or structure or using any property contrary to the provisions of this title. It shall be the right and duty of every citizen to participate and assist the city officials in the enforcement of the provisions of this title.

15.04.130 – Remedies cumulative.

All remedies provided for in this title shall be cumulative and not exclusive. The conviction and punishment of any person under this title shall not relieve such person from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures or improvements, nor prevent the enforced correction or removal thereof.

15.04.140 – Notice of administrative action.

A notice of pendency of administrative action or proceeding may be filed in the city clerk's office at the time of commencement of action or proceeding or at any time before final judgment or order. The city clerk shall record and index the pendency of action in the name of each person specified in the action or proceeding. After all required work has been

completed and approved, the director of building and safety shall record in the office of the city clerk a document terminating the above notice.

15.04.150 – Action by City.

In the event that any person, firm or corporation fails, neglects or refuses to demolish, remove, abate or correct a structure or condition existing in violation of this Title, upon his or its property, after a civil court order or criminal conviction obtained pursuant to this Chapter the City Council may order the Director of Building and Safety to demolish, remove, abate or correct the offending structure or condition. A statement of the cost of such work shall be transmitted to the City Council, which shall cause the same to be paid and levied as a special assessment against the property.

15.04.160 – Violation—Penalty.

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of this Title, or of any permit or exception granted under this Title, is guilty of a misdemeanor and upon conviction thereof shall be punishable as provided in Chapter 1.16 of this Code. No suspension of sentence or probation shall be granted to any such violator unless there is included in the terms thereof that the violator shall comply with the provisions which he has been convicted of violating and shall abate or correct the illegal condition, alteration, enlargement, conversion, movement or maintenance of any building established, constructed, operated or maintained contrary to the provisions of this Code.