

ORDINANCE NO. 1899

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING CHAPTER 84 OF THE REDLANDS ORDINANCE CODE AND ORDINANCE NO. 1867 RELATING TO AWNING REGULATIONS BY ADDING SECTION 84006.1 TO REWRITE SECTION 4506 OF THE UNIFORM BUILDING CODE

WHEREAS, the City Council of the City of Redlands hereby finds that it is necessary to amend Section 4506 of the Uniform Building Code - AWNINGS - to provide for awning regulations which will provide safe laddering accessibility by the Fire Department during emergency situations;

THE CITY COUNCIL OF THE CITY OF REDLANDS does hereby ordain:

SECTION ONE: That Article 840, Chapter 84 of the Redlands Ordinance Code and Ordinance No. 1867 be amended by adding Section 84007.1 as follows:

§ 84007.1. That Chapter 45 of the Uniform Building Code, 1982 Edition, be revised by rewriting Section 4506 - AWNINGS - as follows:

Section 4506(a). GENERAL. This section shall apply to awnings projecting over public and/or private property.

(b). DEFINITIONS. For the purpose of this section:

AWNING is either a fabric covered appendage or a temporary collapsible shelter of non-combustible materials supported entirely from the exterior wall of a building.

LADDER ACCESS AREA is the air space required for a ladder to rest upon the ground, street, or sidewalk and be supported by a building window sill, permanent appendage, parapet or roof eave at an angle of 75 degrees from the horizontal.

COLLAPSIBLE is the property of an awning which will enable it to be readily collapsible, retractable or capable of being folded against the face of the supporting building without the use of a tool, special effort or special knowledge.

(c). CONSTRUCTION. Awnings shall have non-combustible frames but may have fabric coverings. Every awning with non-combustible coverings shall be collapsible, and every fabric covered awning which projects more than three (3) feet from the building wall or which projects into a ladder access area, as defined above, shall be collapsible. When collapsed, the design shall be such that the awning does not block any required exit.

EXCEPTION: A fixed awning not more than ten (10) feet in length may be erected over a doorway to the building.

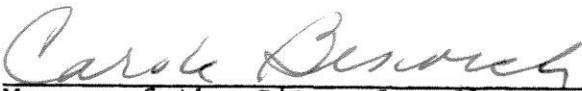
(d). PROJECTION. Awnings may extend over public or private property not more than seven (7) feet from the face of the supporting building, but no portion shall extend nearer than two (2) feet to the face or the nearest curb or edge of the traffic way measured horizontally. In no case shall the awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the building nor shall any portion of the awning be closer to the side or rear property lines than would be permitted by the current edition of the Uniform Building Code for eave overhang.

(e). All portions of any awning shall be at least eight (8) feet above any public or private walkway.

EXCEPTION: Any valance attached to an awning shall not project above the roof of the awning at the point of attachment and shall not extend more than twelve (12) inches below the roof of the awning at the point of attachment, but in no case shall any portion of a valance be less than seven (7) feet in height above a public or private way.

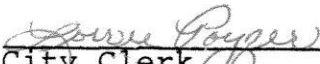
SECTION TWO: This ordinance shall be in force and take effect as provided by law.

SECTION THREE: The City Clerk shall certify to the adoption of this ordinance and cause it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this city.



Mayor of the City of Redlands

ATTEST:



City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 7th day of January, 1986. by the following vote:

AYES:	Councilmembers Larsen, DeMirjyn, Johnson, Wormser; Mayor Beswick
NOES:	None
ABSENT:	None

Lorrie Poyzer
City Clerk