

ORDINANCE NO. 1657

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 84 OF THE REDLANDS ORDINANCE CODE AND ADOPTING THE 1976 EDITIONS OF THE UNIFORM BUILDING, PLUMBING, MECHANICAL, HOUSING, AND SOLAR ENERGY CODES AND THE 1978 EDITION OF THE NATIONAL ELECTRIC CODE, AND AMENDING ORDINANCE NOS. 1434, 1534, 1536, 1551, 1557, AND 1568.

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

SECTION ONE: That the Redlands Ordinance Code be amended and updated by substituting entirely rewritten Articles 840, 841, 842, 843, 844, 846, and 850 of Chapter 84, Uniform Codes, reading as follows:

CHAPTER 84
UNIFORM CODES

Article 840	Uniform Building Code
841	Uniform Plumbing Code
842	Uniform Wiring Code
843	Uniform Mechanical Code
844	Uniform Housing Code
845	Uniform Sign Code
846	Fire Zones
847	Fencing of Swimming Pools
848	Moving of Buildings
849	Wrecked Vehicles
850	Uniform Solar Energy Code

ARTICLE 840

Uniform Building Code

§ 84000. That certain documents on file in the office of the City Clerk of the City of Redlands which is marked and designated as "Uniform Building Code," 1976 Edition, including all the appendix and the addition of Chapter 71, Pavements, to the appendix, is hereby adopted as the Building Code of the City of Redlands and each and all of the regulations, provisions, conditions, and terms of said Uniform Building Code and amendments are hereby referred to and are adopted and made part of this ordinance. That there are three copies of the above referred to documents and code thereof now on file in the office of the City Clerk. (1657)

§ 84001. That Chapter II, ORGANIZATION AND ENFORCEMENT, be amended by revising Section 204, Board of Appeals, to read as follows:

Section 204. Board of Appeals. There shall be and is hereby created and established a Board of Appeals consisting of not less than five members who are qualified by experience and training to pass upon matters pertaining to building construction.

(a) Membership and Organization. The members shall be appointed by the Mayor subject to the approval of the City Council. Terms of office will be for five (5) years with terms staggered so that one member's term expires each year. Any member may be removed by the Mayor with the approval of the City Council. The Board will elect a Chairman whose term shall be for three years, and

other officers they may deem necessary, except the Secretary, who shall be the Building Official as defined by this Building Code. The City Planning Director and Fire Chief of the City of Redlands shall serve in an advisory capacity when requested to do so. Board members will disqualify themselves and will not sit on the Board in any case in which they have an interest.

(b) Tasks of Board of Appeals. The Board of Appeals shall provide reasonable interpretations of the Building Code, determine the suitability of alternate construction materials and kinds of construction, and recommend to the City Council new legislation when conditions so require it.

(c) Procedures. All requests for use of alternate materials and kinds of construction and appeals from actions and directions served on the Building Official shall at once be transferred to the Board of Appeals. After notice to such parties as the Board may direct, a hearing shall be had and the Board may, by a majority vote, approve or deny requests for alternate materials or construction, and affirm, annul or modify the action and/or direction of the Building Official. This will be done in writing to the Building Official with a copy to the appellant and may recommend to the City Council such action as is consistent therewith. If the appellant disagrees with the findings of the Appeal Board, he may appeal the decisions to the City Council. Such appeal shall be filed with the Building Official within thirty (30) days of the date of decision by the Board of Appeals.

§ 84002. That certain sections of CHAPTER 3, PERMITS AND INSPECTIONS, be hereby amended by changing the wording of paragraph (a) Section 301, Permits Required; by adding a paragraph (f) Demolition Permits to Section 302; adding a paragraph to Section 303 (a) Building Permit Fees; adding a paragraph (e) Special Inspections to Section 303; adding a paragraph (g) Roofing Inspections to Section 304; rewording of paragraph (c) Certificate Issued of Section 306; adding a paragraph (f) Certificate of Occupancy, a Requirement for Issuance of Business License; and a paragraph (g) Certificate of Occupancy - Apartment Houses, Hotels and Lodging Houses to Section 306.

Section 301.

(a) Permits Required. No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, convert, demolish, sandblast, steam clean, or spray paint any building or structure, including swimming pools, in the City, or cause the same to be done, without first obtaining a separate Building Permit for each building or structure from the Building Official.

Section 302.

(f) Demolition Permits. The Building Official may require that a detailed schedule be provided to insure that demolition work progresses expeditiously and debris is hauled from the site as generated. Failure to keep the site clear of debris or to continually pursue the demolition work during normal work hours, after once started, may cause the site to be found a public nuisance and abated under Section 203 of this code or any other effective ordinance of the City of Redlands.

Section 303.

(a) Building Permit Fees. Building Permit Fees to conform with the requirements of this code.

(e) Special Inspections. The fee for each special inspection, such as HUD, VA, pre-alterations, pre-construction and others, as requested for any purpose, shall be \$15.00 when the department is required to furnish a written report of the inspection.

Section 304.

(g) Roofing Inspections. The following minimum inspections shall be made by the Building Official:

(1) New Construction. Inspections shall be made with the construction superintendent or other owner representative present and at the following periods:

a. After the roof sheathing is in place and all other work preliminary to application of the roof covering has been completed.

b. Upon completion of the roof work, including the installation of all flashings and counterflashing.

(2) Reroofing Work. The Building Official will be notified at least one day in advance of the start of any reroofing work. A telephone notification will be acceptable. The following inspections will be made at the discretion of the Building Official:

- a. Prior to initiation of the work.
- b. In-progress inspection.
- c. Final inspection after all work has been completed.

Section 306.

(c) Certificate Issued. On new construction, after final inspection, or after change of ownership in existing R-1 occupancies, when it is found that the building or structure complies with the provisions of this Code, the Building Official shall issue a Certificate of Occupancy which shall contain the following:

- (1) The Building Permit number if applicable.
- (2) The address of the building.
- (3) The name and address of the owner.
- (4) A description of that portion of the building for which the certificate is issued.
- (5) The occupancy group authorized for each portion of the building identified on the certificate.
- (6) The name and signature of the Building Official and date of signature.

(f) Certificate of Occupancy, a Requirement for Issuance of Business License, Occupancy Groups A, E, I, H, B, and R-1. No license to conduct a business, occupation, or profession in a particular building or structure in the City of Redlands shall be issued by the City Treasurer of said City in accordance with Chapters 21 and 22 of the Redlands Ordinance Code until the Building Official has certified that a valid Certificate of Occupancy exists as required by this Code.

(g) Certificate of Occupancy - Apartments, Hotels and Lodging Houses. No apartment house, hotel, or lodging house shall be used or occupied until the owner or operator has been issued a valid Certificate of Occupancy by the Building Official.

(1) A new Certificate of Occupancy shall be obtained whenever there is a change in:

a. Occupancy classification of a building or portion thereof.

b. The number of apartments or guest rooms.

c. Ownership.

(2) Application. The owner or operator of the apartment house, hotel, or lodging house shall file an application with the enforcement agency. The application shall be made upon forms to be furnished by the enforcement agency.

(3) Fee. A fee as established by resolution of the City Council shall be submitted with each application for certificate of occupancy.

§ 84003. That Chapter 14, REQUIREMENTS FOR GROUP M OCCUPANCIES, be amended by changing Section 1501 as follows:

Section 1501. GROUP M OCCUPANCIES TO BE:

Division 1. Private garages, carports, sheds, and agricultural buildings.

Division 2. Solid fences or block walls more than three (3) feet high, retaining walls over twenty-four (24) inches high, tanks and towers. For occupancy separations, see Table 5-B. For occupant load, see Section 3301.

§ 84004. That Section 1704 - ROOFS be amended to read as follows:

SECTION 1704. ROOF COVERINGS SHALL BE FIRE RETARDANT.
EXCEPTION: In Fire Zone number three at locations designated by the Chief of the Redlands Fire Department on an official map titled "Roof Covering Classification Zone Map," Class C mineral surfaced asphalt shingles and roofs of No. 1 cedar of redwood shakes or No. 1 shingles constructed in accordance with the requirements of Uniform Building Code Standards, current edition, section 32-14, for special purpose roofs may be used on building of type III-N or V-N construction housing groups R and M occupancies or buildings of type III-N and V-N housing Group A., Division 3 and 4, Group E, and Group B, Division 1 and 2 occupancies provided the horizontal clearance between cornice of said A, E, and B occupancies and the property line (except street front) is not less than 10 feet.

The roof covering classification zone map shall be filed in the office of the City Clerk and copies of said map shall be on file at the office of the Department of Building and Safety and the Central Fire Station.

The Chief of the Redlands Fire Department will review the roof classification zone map yearly during the month of June and shall update said map as required using a distance of approximately 1,000 feet from concentrations of natural growth such as brush or trees which would propagate fire as a criteria for said roof zoning map.

§ 84005. That Chapter 29, EXCAVATION, FOUNDATION, AND RETAINING WALLS be amended by adding sentences to paragraph (a) General of Section 2907, thereby making it read as follows:

(a) General. Footings and foundations, unless otherwise specifically provided, shall be constructed of solid masonry or concrete and in all cases extend below the frost line. Foundations supporting wood shall extend at least 6 inches above the adjacent finish grade. All concrete or

masonry porches, landing, walks, steps, etc., abutting a structure shall be anchored to the adjacent footing by number three (3) bars twenty-four inches (24") on center. All masonry veneer or planter boxes shall have a footing poured integrally with the house footing or a separate footing adequate to support the loads to be imposed. Footings shall have a minimum depth below finished grade as indicated in Table No. 29-A unless another depth is recommended by a foundation investigation.

§ 84006. That Chapter 32, ROOF CONSTRUCTION AND COVERING be amended by changing the wording of Section 3201; adding sentences to paragraph (d) 2. Composition Shingles, Section 3203; adding paragraph (g) Coping and Roof Flashings, and paragraph (h) Re-roofing, to Section 3203.

Section 3201. Roof coverings for all buildings shall be either fire-retardant or ordinary as specified in this Chapter and as required by Occupancy in Part III, by location in Part IV or by Type of Construction in Part V, For general requirements see Section 1704. The roof covering shall be securely fastened in an approved manner to the supporting roof construction. Whenever new roof coverings are applied or installed upon the roof of an existing building, the roof framing shall be strengthened or renailed, if the Building Official finds it is necessary to provide proper support for the roof or to permit the new roofing to be securely fastened. The roof covering shall provide weather protection for the building at the roof.

Section 3203.

(d) 2. Composition shingles, shall be changed by adding the following sentences:

"Single continuous strips of roofing on hips and ridges shall not be used on composition shingle roofs. When applying hip and ridge shingles, individual shingles shall be laid to provide coverage equal to the field."

Section 3203.

(g) Coping and Roof Flashings. The flashing illustrations shown below provide typical acceptable sizes and shapes. IAI File No. 12-L published by the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) may also be used as a guide where not in conflict with this code. The following requirements shall be met when applying or repairing any coping or roof flashing upon any building or structure:

- (1) Sheet metal used for copings or flashings shall be not less

than twenty-six (26) gauge. Aluminum (Dural-Alclad) may be used but shall not be soldered.

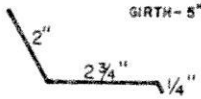
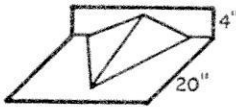
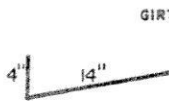
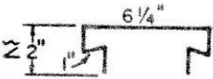
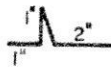
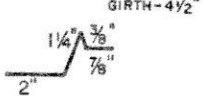
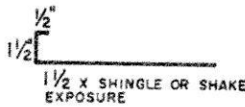
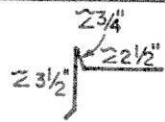
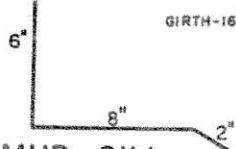
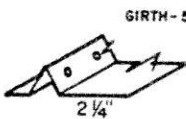
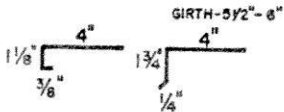
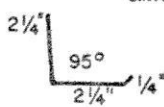
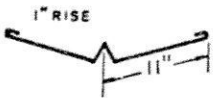
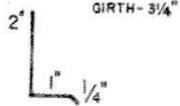
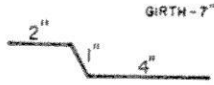
- (2) Lead used in roof work shall not be less than 2-1/2 pound sheet lead.
- (3) Copper used in connection with roof work shall be not less than sixteen (16) ounce sheet copper.
- (4) Metal copings shall be full width and turned down not less than two (2) inches on both sides. The splices or metal copings for parapet walls shall be standing seam or in conformance with the alternatives shown on Plate 68 of SMACNA Architectural Manual 12-L. All splices other than standing seam shall be sealed. Metal copings on composition roofs shall not be installed until roofing has been placed.
- (5) Tile copings used in lieu of metal copings and running lengthwise on parapet walls shall overhang not less than one inch below the plate on both sides. All coping tile units shall be nailed or wired, shall be laid with not less than a four inch (4") end lap, and shall have the ends pointed or cemented between laps. Tile laid across parapet walls shall be laid at sufficient pitch to provide free drainage and shall be laid so as to cover the entire top surface of the wall and have not less than three inches (3") overhang on both sides. The tile shall be securely attached.
- (6) All valleys under slate, burned clay, tile, rigid asbestos shingle and burned clay shingle tile units shall be covered

with not less than one layer of fifteen (15) pound organic or inorganic fiber felt not less than thirty-six inches (36") in width, applied in a water tight manner before metal valleys are installed.

- (7) Pan wall valley flashing under tile shall have a turnup of not less than one inch (1") on the outside edge, shall be three and one-half inches (3-1/2") in width, with a three-fourths inch (3/4") plaster ground and a two and one-fourth inch (2-1/4") turnup under the plaster, siding or other wall covering.
- (8) Parapet walls, side walls and all other vertical surfaces on all new buildings against which roof is to be flashed or turned up, shall be metal flashed with metal extending under the stucco, siding or other wall covering not less than two and one-quarter (2-1/4") inches with a three-fourths inch (3/4") plaster or siding ground and down over the roofing as a counter flashing not less than three inches (3"). Skylights and all other curbing shall have not less than two inches (2") turn down on the outside.
- (9) All galvanized roof jacks shall have a deck flange extending on to the roof a minimum of four inches (4"), except on wood shingle or shake roofs the deck flange shall extend onto the roof a minimum six inches (6") on the upper three sides.
- (10) All vents or ducts projecting through tile, slate or cement tile roof shall have a deck-flanged sleeve independent of the jacks and all jacks shall have a non-ferrous flange extending onto the roof a minimum of eight inches (8") each way from the pipe.

- (11) Plumbers pipes projecting through clay tile, cement tile, burned clay or slate unit roofs shall have non-ferrous jacks with a flange extending onto the roof a minimum of eight inches (8") each way from the pipe. The jack will be a minimum of one inch taller in height than the pipe flashed.
- (12) Buildings having solid masonry or hollow tile parapets or division walls shall have a metal or wood reglet installed between six inches (6") and eight inches (8") above the roof line to provide for a required metal counterflashing. After the metal counterflashing is installed, the reglet shall be pointed up with roofing cement. The reglet may be omitted when a proprietary flashing material approved by the Research Committee of the International Conference of Building Officials is used.
- (13) Saddles or crickets shall be installed behind and around all skylights, chimneys, false chimneys, light wells, pent-houses and all other obstructions so that the roof will adequately drain. The saddles will be wide enough to provide drainage at a slope at least equal to the roof slope.
- (14) On wood shingle and shake roofs, metal saddles shall turn up not less than six inches (6") on the back side of masonry and under the counterflashing.

FLASHING ILLUSTRATIONS

 BRICK VENEER (BRICK TOP)	 CHIMNEY SADDLE	 CHIMNEY to ROOF (ANGLE FLASHING)	 COPING-SINGLE (CAP COPING) (CAP FLASHING)
 COPING-DOUBLE	 COUNTERFLASH'G	 DIATO-T-TYPE (FLAT-BACK DIATO) (FLAT DIATO)	 DIATO-OFFSET (SEPARATOR) (MAGNASITE)
 DIVERTER (COMPO DRIP)	 GRAVEL STOP (GRAVEL GUARD) (GRAVEL STRIP)	 MUD SILL (TERMITE SHIELD) (TERMITE FLASHING) (PORCH FLASHING)	 PLASTER DIVIDER (EXPANSION JOINT) (VERTICAL DIVIDER) (DIVISION SCREED)
 PLASTER SCREED (STUCCO MOLD) (STARTER-BASE FLASH'G) (FOUNDATION FLASHING)	 ROOF EDGING	 ROOF to WALL (TOP SHINGLE) (DUTCH GABLE) (ANGLE)	 VERTICAL FLASHING (CHIMNEY-SIDE CHIMNEY) (FLUE - UP and DCWN) (CHIMNEY to WALL)
 W-VALLEY	 WATER TABLE	 Z-BAR	NOTE SYMBOL $\geq$ MEANS <u>NOT LESS THAN</u>

Section 3203.

(h) Re-roofing. Re-roofing, as used in this Section, shall mean the replacement or recovering of existing roofing over the whole or a portion of the area of an existing roof.

- (1) Whenever any portion of an existing roof covering is replaced, the new roofing shall comply with all requirements for roofing upon a new building of the same occupancy group, type of construction and fire zone location, provided however, that when the existing roofing does not conform to the requirements for roofing upon new buildings, not to exceed twenty-five per cent (25%) of the area thereof may be re-roofed with the same material as the existing roofing in any twelve month period whenever, in the opinion of the Building Official, no additional fire hazard will be created.
- (2) New roofing shall not be applied over an existing roof covering except as follows:
 - (a) Group I and J buildings located outside of Fire Zones No. 1 and 2 may be re-roofed with a ninety (90) pound composition roll roofing nailed on with galvanized nails on roofs with a roof pitch not less than three (3) in twelve (12) rise. A build-up roof shall be applied on roofs with a pitch less than three (3) in twelve (12).

- (b) Existing roof coverings other than those mentioned in paragraph (a) above, and on Groups A, B, C, D, E, F, G, and H outside of Fire Zone No. 1 and 2, may be covered over with new roofing approved by the Building Official whenever, in his opinion, fire resistive standards will not be materially lessened thereby and a substantial water-tight roof can be obtained.
 - (c) If a gravel roof is to be overlaid all gravel shall be removed to provide a smooth surface for application. A new roof covering shall then be applied which, except as otherwise provided in this Section, shall be in accordance with the minimum requirements of the Code for roof coverings upon new buildings.
 - (d) Whenever new roof coverings are installed over an existing roofing, the new covering shall be carefully fit into all flashed areas and angles. In those instances where existing flashings or roofing in the angles are broken repairs will be made.
 - (e) Metal roofs may be roofed over with not less than two plys totaling 80 lbs., solidly mopped between and top mopped with hot asphalt. The supporting roof must be substantial enough to support the additional load.
- (3) Coping and flashings shall be repaired or reinstalled to a standard equal to the requirements of new work.

§ 84007. That Chapter 44, PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION be amended by changing Section 4402, Temporary Use of Streets and Alleys, to read as follows:

Section 4402, Temporary Use of Streets and Alleys. Public alleys and streets shall not be utilized by persons doing construction or demolition until proper clearance has been obtained from the Public Works Department of the City of Redlands as required by Ordinance No. 909. Whenever requested, plot plans and construction details shall be submitted for review and where traffic hazard or damage to public property could result, proper bonds and insurance may be required. Failure to obtain proper clearance for use of public property may result in a finding that the materials and equipment placed on public property constitute a public nuisance and abatement action taken under Section 203 of this code or any other effective ordinance of the City of Redlands.

§ 84008. That Chapter 70 - EXCAVATION AND GRADING be amended by replacing Table No. 70-A, Plan Checking Fees and Table No. 79-B, Grading Permit Fees, and adding subparagraphs "D" and "E" to Section 7011. Additions and replacements to read as follows:

TABLE NO. 70-B - GRADING PERMIT FEES

50 cubic yards or less	\$ 5.00
51 to 100 cubic yards	7.50
101 to 400 cubic yards	15.00
401 to 1,000 cubic yards - \$15.00 for the first 400 cubic yards, plus \$1.00 for each additional 100 cubic yards or fraction thereof.	
1,001 to 10,000 cubic yards - \$21.00 for the first 1,000 cubic yards, plus \$2.00 for each additional 1,000 cubic yards or fraction thereof.	

- 10,001 to 50,000 cubic yards - \$39.00 for the first 10,000 cubic yards, plus \$4.00 for each additional 10,000 cubic yards or fraction thereof.
- 50,001 to 100,000 cubic yards - \$55.00 for the first 50,000 cubic yards, plus \$9.00 for each additional 10,000 cubic yards or fraction thereof.
- 100,001 to 200,000 cubic yards - \$100.00 for the first 100,000 cubic yards, plus \$11.00 for each additional 10,000 cubic yards or fraction thereof.
- 200,001 to 500,000 cubic yards - \$210.00 for the first 200,000 cubic yards, plus \$12.00 for each additional 10,000 cubic yards or fraction thereof.
- 500,001 cubic yards or more - \$570.00 for the first 500,000 cubic yards, plus \$13.00 for each additional 10,000 cubic yards or fraction thereof.

Section 7011.

(D) Residential Driveway Gradients.

(a) Driveways which exceed a centerline measurement of thirty feet in length shall be provided ahead of each garage, a parking space for safe outside parking. The parking space shall extend a minimum of twenty feet out from the face of the garage; shall be at least the width of the garage opening with a minimum of ten feet; shall have longitudinal and transverse slope gradients not exceeding plus or minus five percent (5%); and shall be designed to prevent surface waters from draining into garage.

(b) Driveways which do not exceed thirty (30) feet in length measured along the centerline shall have a maximum gradient of eight percent (8%) for that portion of the driveway located within twenty (20) feet of the garage entrance.

(c) Maximum longitudinal driveway gradients shall be twenty percent (20%); minimum crown or cross slope shall be one percent (1%); and maximum crown or cross slope shall be five percent (5%).

(d) Vertical transitions shall prevent contact of any portion of car with surface of driveway by use of the following criteria:

Vertical transition shall be made with not less than four feet parabolical curve; when the driveway exceeds fourteen percent (14%), the vertical transition shall be an eight (8) foot parabolical curve.

(E) When two or more lots are graded and cut or fill slopes steeper than one vertical to eight horizontal occur adjacent to a lot line, the top of the slope shall be located at the lot line. Where fills of 12 inches or more occur at tract or permit boundaries (except adjacent to public right-of-ways), the gradient of the slope shall be uniform and shall be no steeper than two horizontal to one vertical and the top of the slope shall be set back at least 15 feet from said permit boundary. A retaining wall not exceeding 6 feet in height may be placed on said tract or permit boundary.

§ 84009. That a Chapter 71--PAVEMENTS shall be added, reading as follows:

CHAPTER 71 - PAVEMENTS

PURPOSE

Sec. 7101. The purpose of this Chapter is to safeguard life, limb, property, and the public welfare by regulating paving on private property.

SCOPE

Sec. 7102. This Chapter sets forth rules and regulations to control the design and configuration of pavements and the underlying materials; establishes the administrative procedures for issuance of permits; and provides for approval of plans and inspection of paving construction.

PERMITS REQUIRED

Sec. 7103. No person shall do any paving without first having obtained a paving permit from the Building Official except for the following:

1. Seal coating or striping of existing pavement.
2. Minor patching of asphaltic or concrete pavements. (Minor patching shall be less than 5% of the area concerned.)

3. Pavements on private property for foot traffic only.
4. Incidental paving. (Less than 20 sq. ft.)
5. Dust palliatives or use of asphaltic materials for stabilization of earth roads or open storage areas.

PAVING PERMIT REQUIREMENTS

Sec. 7104. (a) Permits Required: Except as exemplified in Section 7103 of the Code, no person shall do any paving without first obtaining a paving permit from the Building Official. A separate permit shall be required for each site.

(b) Application: The provisions of Section 301 (b) are applicable to paving and in addition the application shall state the square footage of work involved.

(c) Plans and Specifications: When required by the Building Official, each application for a paving permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soil engineering report when required by the Building Official.

(d) Information on Plans and in Specifications: Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared. The plans shall include the following information:

1. General vicinity of the proposed site.
2. Limiting dimensions, elevations, drainage swales, drainage channels and related construction to include disposition point of all surface runoff from the area to be paved.
3. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, planters, wheel stops, curbs, etc.
4. Location of buildings or structures, sidewalks, streets, curbs and gutters, with appropriate elevations, adjacent to the area to be paved.

5. A layout showing parking spaces and circulation routes including entrances and exits.
6. Cross section through the proposed pavements showing quality of subgrade, thickness and quality of base course and thickness and quality of pavement. A notation shall be included stating the wheel loads anticipated.
7. A notation that the base immediately below the pavement (asphaltic) will be treated with weed killer applied in accordance with the manufacturer's recommendation.

(e) Soils Engineering Report: A report signed by a registered engineer specializing in soils engineering will be submitted on all commercial and industrial paving. The report shall certify that the subgrade and base course material is satisfactory to support the wheel loads anticipated.

(f) Issuance: The provisions of Section 302 are applicable to permits.

FEEES

Sec. 7105. (a) Plan-checking Fee: A plan check fee of 25% of the paving permit fee, but not less than \$3.00, will be paid at the time of submittal of two sets of plans for checking.

(b) Paving Permit Fees: A fee for each paving permit shall be paid as required by the resolution of the City Council.

DRAINAGE

Sec. 7106. The paved surface shall be designed to dispose of all surface waters. Drainage shall be to the curb, gutter, alley or public drainage facility and away from adjoining properties and buildings. Such drainage shall not be allowed to cross the surface of a public sidewalk area in other than residential zones. Catch basins may be installed and the surface waters piped under the sidewalk through the curb to the street gutter or drainage channels as approved by the Public Works Department. Catch basins shall be concrete construction or equal.

PAVING INSPECTION

Sec. 7108. All paving operations for which a permit is required shall be subject to inspection by the Building Official. When required by the Building Official, special inspection of paving operations and special testing shall be performed in accordance with the provisions of Section 305. An inspection will be required subsequent to completion of base course placement and prior to paving. Soils reports certifying to the quality of the subgrade and base course may be required prior to start of paving.

ARTICLE 841

Uniform Plumbing Code

§ 84100. That certain document on file in the office of the City Clerk of the City of Redlands which is marked and designated as "Uniform Plumbing Code, 1976 Edition", and each and all of the regulations, provisions, conditions, terms and appendices of said Uniform Plumbing Code are hereby referred to, adopted and made part of this section. That there are three copies of the above referred to document and code now on file in the office of the City Clerk. (1657)

The chapters, sections, and appendices are hereby amended by deletion, additions, and changes in wording as follows:

§ 84101. That a subsection (d) added to section 20.4, PERMIT REQUIRED, to read as follows:

(d) ANNUAL PERMITS

Where any person, firm, or corporation proposes to install, alter, or repair any plumbing, drainage system, septic tanks, seepage pits, or leaching lines, and for which work said persons, firm, or corporation is able to and does in fact furnish inspection service which meets the requirements of the Administrative Authority and the ordinances and adopted codes of the City of Redlands, and whose operations are (1) subject to the jurisdiction of the California Division of Industrial Safety and (2) conducted under the continuous supervision of an inspector approved by the Redlands Director of Building and Safety, such person, firm, or corporation shall be required only to obtain an annual permit.

The fee for such annual permit shall be as follows, based upon the number of plumbers, pipe fitters or maintenance men doing plumbing:

1 to 10	\$100.00
11 but not more than 75	\$200.00

In any instance where the inspection service rendered by any person, firm, or corporation as provided in this section is not in accordance with the rules and regulations of the Director of Building and Safety, and with the requirements of the Uniform Plumbing Code, the Director of Building and is hereby authorized to cancel said annual permit, and any further work will require regular permits before work can be allowed to proceed.

§ 84102. That Section 20.14 BOARD OF APPEALS, to be amended as follows:

SECTION 20.14. BOARD OF APPEALS. The Board of Appeals and the procedures concerning its operation, as stated in Article 840, Uniform Building Code, shall also apply to all appeals resulting from the administration of this code.

§ 84103. CHAPTER 10. WATER DISTRIBUTION.

Sec. 1008 - INSTALLATION, INSPECTION AND TESTING shall be amended by adding a sentence to paragraph (e) TESTING, reading as follows:

"Full pressure of water from the street main or an air pressure of not less than fifty (50) pounds per square inch shall be maintained on the system at all times during construction operations."

§ 84104. CHAPTER 11. BUILDING SEWERS AND PRIVATE SEWAGE DISPOSAL SYSTEMS.

Sec. 1101 - SEWER REQUIRED. Paragraph (d) shall be amended by changing the wording to read as follows:

"(d) A public sewer shall be considered as not being available when such public sewer is more than one hundred (100) feet from the nearest point of the property to such public sewer. In addition, if other difficulties, such as insufficient elevation differential to permit gravity flow to the sewer, are present, the Administrative Authority shall investigate the situation and make a determination as to whether unreasonable difficulties exist to making connection to the public sewer. His decision may be appealed through the Appeals Board as outlined in Section 1.15."

Sec. 1103 - BUILDING SEWER MATERIALS. Paragraph (a) shall be changed by adding an additional sentence reading as follows:

"Bituminized fiber sewer pipe or fittings shall not be considered an acceptable material in any building drain or building sewer."

Sec. 1111 - PRIVATE SEWAGE DISPOSAL (GENERAL). An additional sub-paragraph shall be added as follows:

"(h) All seepage pits and septic tanks shall be located in the front yard area setbacks as defined in Redlands Zoning Ordinance 1000. If this is not possible, the Administrative Authority shall make a determination of an alternate location."

Sec. 1116 - DISPOSAL FIELDS. An additional sub-paragraph (i) shall be added reading as follows:

"(i) Disposal Fields shall be used only when a determination has been made by the Administrative Authority that no other procedure is feasible."

ARTICLE 842

Uniform Wiring Code

§ 84200. That certain document on file in the office of the City Clerk of the City of Redlands, which is marked and designated as "Uniform Wiring Code, 1978 Edition," and each and all of the regulations, provisions, conditions and terms of said Uniform Wiring Code are hereby referred to, adopted and made a part of this Article. That there are three copies of the above referred to document and Code thereof now on file in the office of the City Clerk. (1657)

§ 84201. That ARTICLE I, ADMINISTRATION, be amended by changing Section 10.1 Enforcing Official to read as follows:

Sec. 10.1 Enforcing Official. There is hereby created the office of Electrical Safety Engineer. As used in this Section and elsewhere in the Code the term "Electrical Safety Engineer" shall be and is the same as the "Director of Building and Safety or his designated representative."

§ 84202. That ARTICLE II - PERMITS, be amended by the addition of a paragraph d to Section 20.1, rewording of Section 20.3 and the completion of Section 20.6 to read as follows:

Sec. 20.1 Permits.

* * * *

- d. The following minor work done by an electrical contractor who is licensed in and regularly doing business in the City of Redlands.
1. Extension of an existing circuit where the capacity of the circuit remains unchanged.
 2. Relocation of receptacles and switches.
 3. Replacement of motors, fixtures, appliances, water heaters, compressors and other similar accessories where the capacity of the circuit remains unchanged.
 4. Increase in the capacity of a service where the existing riser and panel will accommodate the increased wire size and breakers.
 5. Increase in the capacity of a circuit where the existing raceway will accommodate the larger wires and the panel will accommodate the increased breaker.
 6. A combination of the above.

* * * *

Sec. 20.3 In lieu of an individual permit for each installation or alteration, an annual permit shall, upon application therefor, be issued to any person, firm or corporation regularly employing one or more qualified electricians for the installation, alteration and maintenance of electrical equipment in or on buildings or premises owned or occupied by the application for the permit. The application shall be in writing to the Electrical Safety Engineer and shall contain a description of the premises on which the work is to be done under the permit. The person, firm or corporation must be able to and shall in fact furnish inspection service which meets the requirements of the Electrical Safety Engineer. In any instance where the inspection service rendered by any person, firm or corporation as provided in this section is not in accordance with the rules and regulations of the Electrical Safety Engineer, and with the requirements of the Uniform Wiring Code, the Electrical Safety Engineer is hereby authorized to cancel said annual permit, by giving written notice, and said person, firm or corporation shall then be required to pay the regular permit fee and submit plans and specifications before work can be allowed to proceed. Plans and specifications for all new work to be done by contract on existing buildings and appurtenances will still be required to be submitted for approval and permit fees paid prior to initiation of the work. A quarterly inspection will be made by the Electrical Safety Engineer to review compliance with this section.

Sec. 20.6 Expiration of Permits. Every permit shall expire and become null and void for any one or more of the following reasons:

- a. Whenever the electric wiring authorized by a permit is not commenced within 60 days from the date of issuance of such permit.
- b. Whenever the electric wiring authorized by a permit has been suspended, abandoned or discontinued for a continuous period of 60 days.
- c. Whenever the electric wiring done during any continuous period of 30 days amounts to less than 10 percent of the total electric wiring authorized by such permit.

Before recommencing, proceeding with or doing any electric wiring authorized by any expired permit, a new permit shall be obtained therefore and the fee for such permit shall be 50% of the fee required for a new permit.

§ 84203. That ARTICLE III - FEES, be amended by changing Section 30.9 Annual Permit, to read as follows:

Sec. 30.9 Annual Permit. The fee for an annual permit shall be as follows, based on the number of electricians regularly on the payroll of the applicant:

1 to 10 electricians	\$100.00
11 but not more than 75	200.00
75 but not more than 150	300.00

§ 84204. That Section 50.1, STANDARDS FOR INSTALLATION OF ELECTRICAL EQUIPMENT, be amended to read as follows:

Installation: All electrical installations, industrial, commercial, and residential, within the governmental jurisdiction covered by this code, shall be in conformity with the provisions of this code, all applicable state laws, and the National Electric Code, 1978 edition.

§ 84205. That ARTICLE XXIV - BOARD OF APPEALS is added, with a Section 240.1 Board of Appeals reading as follows:

Sec. 240.1 Board of Appeals. The Board of Appeals and the procedures concerning its operation, as stated in ARTICLE 840, Uniform Building Code, shall also apply to all appeals resulting from the administration of this Code.

§ 84206. The word "City" in the aforesaid Sections and Code shall be deemed to refer to and designate the City of Redlands, and any reference to any act or any legislative enactment therein referred to shall be deemed to designate and embrace the statutes of the State of California, and amendments thereof, dealing with the subject matter thereby and therein referred to. (1568)

§ 84207. That ARTICLES VII THROUGH XXIII are deleted in their entirety.

ARTICLE 843

Uniform Mechanical Code

§ 84300. That certain documents on file in the office of the City Clerk of the City of Redlands, which is marked and designated as "Uniform Mechanical Code, 1976 Edition," be and the same is hereby adopted as the mechanical code of the City of Redlands, and each and all of the regulations, provisions, conditions, and terms of said Uniform Mechanical Code are referred to and adopted and are hereby made a part of this section. That there are three copies of the above referred to document and the code thereof now on file in the office of the City Clerk. (1657)

§ 84301. That the term "Building Official" as used in the Code shall be amended to read "Director of Building and Safety."

§ 84302. That Chapter 2, ORGANIZATION AND ENFORCEMENT, be amended by rewording Section 203, Board of Appeals to read as follows:

Sec. 203. Board of Appeal. The Board of Appeals and the procedures concerning its operation as stated in Article 840 of this Code shall also apply to all appeals resulting from the administration of this Code.

§ 84303. That Chapter 3, PERMITS AND INSPECTION, be amended by rewording the first paragraph of Section 301 and rewording sub-paragraph (b) 1. of Section 302.

Sec. 301. No person shall install, alter, reconstruct or repair any heating, ventilating, comfort cooling, refrigeration systems, incinerators or other miscellaneous heat-producing equipment unless a permit therefor has been obtained from the Director of Building and Safety except as otherwise provided in this Code. No permit shall be issued for the installation of an incinerator unless prior approval has been granted by the San Bernardino County Air Pollution Control District (APCD), the jurisdictional agency responsible for air pollution control.

Sec. 302. (b) 1. Any group A, E, I, H, B, and R Occupancy.

§ 84304. That CHAPTER 11, VENTILATION SYSTEMS, be amended by adding a sub-paragraph (1) to Section 1107 reading as follows:

- (1) Fire Extinguishing Systems.
Grease hoods and ducts serving appliances operated more than four hours per day shall be equipped with an approved fire extinguishing system either automatic or manually activated, meeting the requirements of the National Fire Protection Association Standard No. 17. Plans for the system shall be submitted to the Director of Building and Safety for approval prior to the issuance of a permit for the installation. (1536)

ARTICLE 844

UNIFORM HOUSING CODE

§ 84400. That certain document on file in the office of the City Clerk of the City of Redlands, which is marked and designated as "Uniform Housing Code, 1976 Edition" and each and all of the regulations, provisions, conditions, and terms of said Uniform Housing Code are hereby referred to, adopted, and made a part of this article. That three copies of the above referred to document and code thereof now on file in the office of the City Clerk. (1657)

§ 84401. That CHAPTER 2 - ENFORCEMENT be amended by rewording Section H-203 as follows: (1434)

Section H-203. In order to provide for final interpretation of the provisions of this Code and to hear appeals provided for hereunder, there is hereby established a Housing Advisory and Appeals Board, who are not employees of the City. The Building Official shall be an ex officio of and shall act as Secretary to said Board. The Board shall be appointed by the (Mayor or City Council) and shall serve at (his or its) pleasure. The Board may adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in writing to the appellant with a copy to the Building Official. Appeals to the Board shall be processed in accordance with the provisions contained in Section H-1201 of this Code. Copies of all rules or regulations adopted by the Board shall be delivered to the Building Official who shall make them freely accessible to the public. The Housing Commission of the City of Redlands, established by Ordinance No. 1601 of the City Council, will serve as the Appeals Board described above and all references to an Appeals Board in this Code shall be the Housing Commission.

§ 84402. That CHAPTER 4 - DEFINITIONS be amended by rewording Section H-401 as follows: (1434)

Section H-401. HEALTH OFFICER. Health Officer shall be the legally designated head of the San Bernardino County Health Department.

§ 84403. That CHAPTER 5 - SPACE AND OCCUPANCY STANDARDS be amended by rewording Sections H-501 and H-502 as follows: (1434)

Section H-501 (b) Occupied Space. Lot coverage shall comply with the limitations of the City of Redlands' Ordinance No. 1000. Where housing units are on a floor above the first floor, roof area at or below the floor level of the housing units need not be considered as occupied space.

Section H-502 (b) Yards. Yards shall comply with the limitations of the City of Redlands' Ordinance No. 1000.

§ 84404. That CHAPTER 15 - PERFORMANCE OF WORK OR REPAIR OR DEMOLITION be amended by rewording Section H-1501 and deleting Section H-1502 as follows: (1434)

Section H-1501 (a) Procedure. When any work of repair or demolition is to be done pursuant to Section H-1401 (c) 3 of this Code, the Building Official shall obtain at least three bids from contractors licensed to do business in the City of Redlands. The Building Official may employ such architectural and engineering assistance on a contract basis, as he may deem reasonably necessary. Standard City of Redlands contractual procedures shall be followed.

(b) Costs. The cost of such work shall be paid from the General Fund of the City of Redlands, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the City Council shall determine is appropriate. All funds collected under the proceedings hereinafter provided for, shall be paid to the City Treasurer, who shall credit the same to the General Fund.

Section H-1502. DELETE. (1434)

§ 84405. That CHAPTER 16 - RECOVERY OF COST OF REPAIR OR DEMOLITION be amended by rewording Sections H-1601, H-1603, and H-1604. Substitute the term "Building Official" whenever the term "Director of Public Works" or "Director" appears. (1434)

Section H-1612. All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the City Treasurer, who shall credit the same to the General Fund. Only that amount owed to the City shall be collected at the time of foreclosure.

§ 84406. In any case where the requirements of Zoning Ordinance No. 1000, or other ordinances adopted by the City of Redlands or laws of the State of California are more restrictive than the standards set forth herein, the provisions of said zoning ordinance, other ordinances adopted by the City of Redlands and laws of the State of California shall apply to all new construction and additions or extensions to any building or structure. (1434)

ARTICLE 846

Fire Zones

§ 84600. The entire City of Redlands is hereby declared to be and is hereby established a Fire District and said Fire District shall be known and designated as Fire Zones No. 2 and No. 3, and shall include such territory or portions of said city as outlined below. (1551)

§ 84601. Fire Zone No. 2. Fire Zone 2 shall include land use zones AP, C-1, C-2, C-3, C-4, and CM as shown on the City of Redlands' Zoning Map and defined in Zoning Ordinance No. 1000, as amended. (1657)

§ 84602. Fire Zone No. 3, Fire Zone 3 shall include all of the area within the corporate limits of the City of Redlands excepting Fire Zone No. 2. (1551)

ARTICLE 850

UNIFORM SOLAR ENERGY CODE

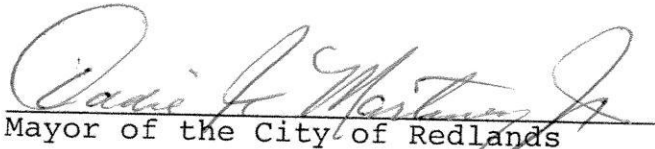
§ 85001. That certain document on file in the office of the City Clerk of the City of Redlands which is marked and designated as "Uniform Solar Energy Code, 1976 Edition" and each and all of the regulations, provisions, conditions, terms and appendices of said Uniform Solar Energy Code are hereby referred to, adopted and made a part of this section. That there are three copies of the above referred to document and code now on file in the office of the City Clerk.

§ 85002. That Section 20.13, BOARD OF APPEALS, be amended to read as follows:

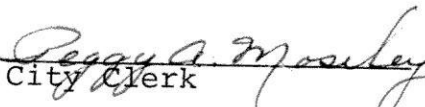
Sec. 20.13. Board of Appeals. The Board of Appeals and the procedures concerning its operation, as stated in Article 840, Uniform Building Code, shall also apply to all appeals resulting from the administration of this code.

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 the City of Redlands.


Mayor of the City of Redlands

ATTEST:

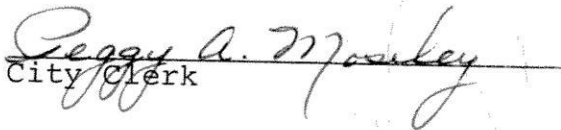

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, 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 17th day of October, 1978 by the following vote:

AYES: Councilmembers Knudsen, DeMirjyn, Elliott, Riordan;
Mayor Martinez
NOES: None
ABSTAIN: None
ABSENT: None


City Clerk