

ORDINANCE NO. 1345

AN ORDINANCE OF THE CITY OF REDLANDS ADOPTING AND ESTABLISHING RULES AND REGULATIONS CONTROLLING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE AND MAINTENANCE OF BUILDINGS OR STRUCTURES; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH

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

SECTION ONE: This Ordinance shall be known as the "Building Ordinance."

SECTION TWO: That certain document on file in the Office of the City Clerk of the City of Redlands, which is marked and designated as VOLUME I, UNIFORM BUILDING CODE, 1967 EDITION be and the same is hereby adopted as the Building Code of the City of Redlands. Three (3) copies of this Code have heretofore been filed in the Office of the City Clerk of the City of Redlands and the copies are identified by certificates attached thereto, reading substantially as follows:

"I, Peggy A. Moseley, hereby certify that the three annexed copies of the Code entitled, 'Uniform Building Code, 1967 Edition,' were filed in the Office of the City Clerk of the City of Redlands on the 1st day of September, 1967, and are true, correct and complete copies of said Code which is sought to be adopted by reference by Ordinance of the City Council of said City.

Peggy A. Moseley
City Clerk of the City of Redlands,"

be and the same is hereby established as rules and regulations and a Code of said City; and each and every reference as the "Uniform Building Code, 1967 Edition," is made a part hereof as fully as though set forth at length in this Ordinance, except as hereinafter provided.

SECTION THREE: The following parts, chapters, sections and paragraphs of the Uniform Building Code are hereby added to or amended to read as follows:

Section 104 (i) Conversion of Existing Garages and Carports. No permit shall be issued and work will not be initiated to convert existing garages or carports to other uses until covered off-street parking, as required by the Redlands Zoning Ordinance, shall have been provided.

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.

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 the exterior of any building or structure 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 304.

(f) 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 counter-flashing.
- (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 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.

Section 306.

(f) Certificate of Occupancy, a Requirement for Issuance of Business License. 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.

Section 1501.

Group J Occupancies Shall Be:

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

Division 2. Solid fences or block walls more than three feet (3') high, retaining walls over twenty-four inches (24") high, tanks and towers. For occupancy separations see Table No. 5-B. For occupant load see Section 3301.

Section 2416.

(h) Planter Boxes. Planter boxes shall have a two (2) inch minimum clearance from the stucco, wood siding, wood sheathing or wood studs, whichever is adjacent, with adequate flashing at the top to cover such space.

Chapter 25 - Wood

Table No. 25 R, page 215 will be changed by adding a footnote 9. A small 9 shall be placed opposite panel index 24/0 in the panel identification index column. The footnote shall read as follows:

"9. 24/0 Standard sheathing and C-C exterior plywood $\frac{1}{2}$ " in thickness may be used as roof sheathing continuous over two or more spans of 24 inches on center when applied with face grain perpendicular to the supports and edges are supported by clips approved by the Building Official."

Section 2806.

(a) General. Footings and foundations, unless otherwise specifically provided, shall be constructed of solid masonry or concrete. Foundation walls supporting wood shall extend at least six inches (6") above the finish grade adjacent to the wall at all points. Mortar used in foundation walls and footings shall be as specified in Section 2403 (t). All concrete or masonry porches, landings, 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.

Section 3201. Roof coverings for all building 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 attached to this ordinance 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) All nails, clips, hangers or other fasteners used in connection with roof work or to attach skylights, gutters, roof jacks and similar metal appurtenances shall be of galvanized materials or shall be of copper; provided, however, that copper shall not be used in conjunction with galvanized material.
- (5) 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.

- (6) 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.
- (7) 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.
- (8) 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.
- (9) Parapet walls, side walls and all other vertical surfaces on all new buildings against which roofing 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 curbs shall have not less than two inches (2") turn down on the outside.
- (10) All galvanized roof jacks shall have a deck flange extending onto 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.

- (11) All vents or ducts projecting through tile, slate or cement tile roofs shall have a deck-flanged sleeve independent of the jacks and all jacks shall have a lead flange extending onto the roof a minimum of eight inches (8") each way from the pipe.
- (12) Plumbers pipes projecting through clay tile, cement tile, burned clay or slate unit roofs shall have lead jacks with a flange extending onto the roof a minimum of eight inches (8") each way from the pipe. The lead jack will be a minimum of one inch taller in height than the pipe flashed.
- (13) 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.
- (14) Saddles or crickets shall be installed behind and around all skylights, chimneys, false chimneys, light wells, penthouses 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.
- (15) 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 counter flashing, and there shall be soldered a three inch (3") return down each side on each end of a saddle valley and at all other corner returns where flashing is required.

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 built-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 watertight 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 plies 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.

Section 3305.

(i) Shall be changed by adding the following sentence: "All handrails shall terminate not less than the vertical to the nosing of the tread on the top and bottom steps."

Section 3704.

(a) General. Fireplaces, barbecues, smoke chambers, and fireplace chimneys shall be of solid masonry or reinforced concrete and shall conform to the minimum requirements specified in this Section. All fireplace openings shall be located entirely in one room. Factory-built metal room heating stoves may be used in accordance with their approvals and if approved by the Building Official.

SECTION FOUR: Each provision of this Ordinance shall be separate and severable and in the event any specific provision is declared void or invalid, no other section, otherwise legal and valid, shall be affected thereby.

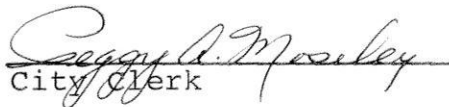
SECTION FIVE: Ordinance No. 1308 and all other Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION SIX: This Ordinance shall be in force and effect as provided by law.

SECTION SEVEN: The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in the City of Redlands.

ATTEST:


s/ Waldo F. Burroughs
Mayor of the City of Redlands

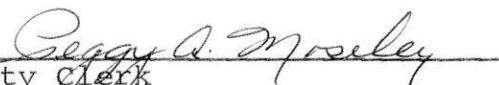

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

I, Peggy A. Moseley, City Clerk of the City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at a regular meeting thereof on the 7th day of November, 1967 by the following vote:

AYES: Councilmen Martinez, Hartzell, Cummings, DeMirjyn, Mayor Burroughs
NOES: None
ABSENT: None

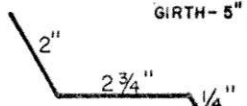
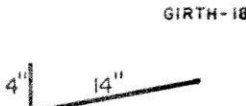
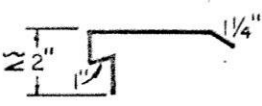
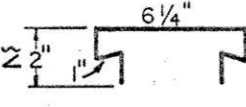
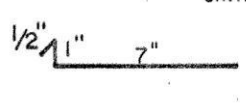
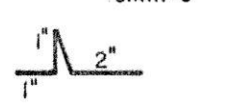
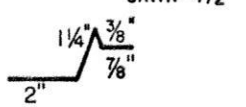
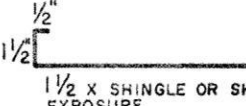
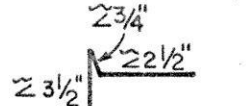
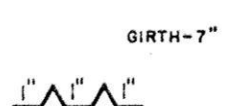
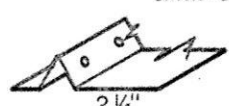
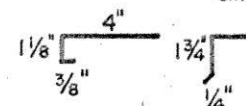
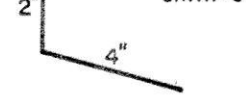
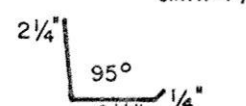
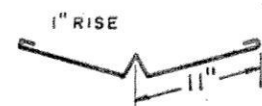
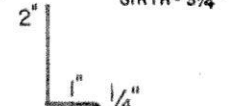
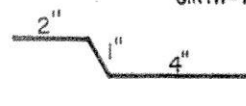

City Clerk

CITY of REDLANDS BUILDING CODE

ORDINANCE No 1345

FLASHING ILLUSTRATIONS

REFERENCE SECTION 3203(g)

 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 DOWN) (CHIMNEY to WALL)
 W-VALLEY	 WATER TABLE	 Z-BAR	NOTE SYMBOL $\geq$ MEANS <u>NOT LESS THAN</u>