

ORDINANCE NO. 1996

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 84 OF THE REDLANDS ORDINANCE CODE, TO ADOPT THE 1985 EDITIONS OF THE UNIFORM BUILDING CODE (ALONG WITH ITS STANDARDS AND APPENDIX), THE UNIFORM PLUMBING CODE, THE UNIFORM MECHANICAL CODE, THE UNIFORM HOUSING CODES, AND THE 1987 EDITION OF THE NATIONAL ELECTRICAL CODE.

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

SECTION ONE: That the Redlands Ordinance Code be amended and updated to read as follows:

84000. That certain documentation, at lest one copy of which is on file in the office of the City Clerk of the City of Redlands, and is marked and designated as "Uniform Building Code", 1985 Edition including Chapter One (as amended), and the Uniform Building Code Aappendix is hereby adopted as the Building Code of the City of Redlands 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.

84002

SECTION 301:

(Second Paragraph Only)

(b) (2) "Fences not over six (6) feet high", shall be revised to read:

"Fences or block walls not more than three (3) feet in height, and retaining walls not over two (2) feet in height shall not require a permit". Items 5, 7, 10 and 11 of sections 301 b shall also be deleted.

84002

SECTION 304:

(Tenth Paragraph)

(f) SPECIAL INSPECTION:

The fee for each special inspection requested for any purpose shall be \$30.00.

SECTION 306 - EXPRESS FINDING:

It is the finding of this Council that the foregoing modifications are necessary due to geological conditions which in turn are

related to seismic considerations in this geographical area. As outlined in Section 17958.7 of the California Health and Safety Code, the foregoing amendments are adopted for the health, welfare, and safety of the general public.

84008 SECTION 113(a) SMOKE DETECTORS:

(Fifth and Sixth Paragraph)

Every dwelling unit in an apartment house and every guest room in a hotel, motel, or lodging house (all R-1 group occupancies) used for sleeping purposes shall have been furnished with smoke detectors on or before the eighteenth day of May, 1986. In addition, every single family dwelling, manufactured home, mobilehome, and every other building used for sleeping purposes shall be provided with smoke detectors within six months of the effective date of this ordinance.

- a) In dwelling units, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. In efficiency dwelling units, hotel

sleeping rooms, and in hotel suits, the detector shall be centrally located on the ceiling of the main room or hotel sleeping room. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. When actuated, the detector shall provide an alarm in the dwelling unit or guest room.

- b) The smoke detector shall be approved and listed by the State Fire Marshall pursuant to California Health and Safety Code 13114, and shall conform to the Uniform Building Code Standard No. 43-6. All detectors shall be installed in accordance with approved manufacturer's instructions.
- c) In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served

from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be battery operated when installed in existing buildings, or in buildings without commercial power.

- d) The owner of the dwelling or sleeping units shall be responsible for testing and maintaining smoke detectors. The smoke detector shall be operable at the time a tenant takes possession of a living or sleeping unit. A tenant shall be responsible for notifying the owner if the tenant becomes aware of an inoperative smoke detector within his or her dwelling or sleeping unit. The owner or authorized agent shall correct any reported deficiencies in the smoke detector and shall not be in violation of this section when she

or he has not received notice of
the deficiency.

84009 VIOLATIONS AND PENALTIES:

It is unlawful for any person, firm or corporation to do or permit to be done the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building in violation of this code. Every person who violates any of the provisions of this code is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction such person is punishable by a fine not exceeding five hundred dollars (\$500.00), or by a imprisonment in the county jail for a period not exceeding six (6) months, or by both such fine and imprisonment.

SECTION 113(b) - EXPRESS FINDING:

It is the finding of this Council that the foregoing modifications are necessary due to topographical conditions that may cause a fire hazard in this particular geographical area. As outlined in Section 17958.7 of the California Health and Safety Code, the foregoing amendments are adopted for the health, welfare, and safety of the general public.

SECTION TWO(a) 1985 UNIFORM PLUMBING CODE:

That the Redlands Ordinance Code be amended and updated by substituting an entirely rewritten Section 84100, by revising Section 84104, by adding a new subsection 1107 G., and by adding a new section 84105 to read as follows:

84100 That a 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, 1985 Edition", and each and all of the

regulations, provisions, conditions, terms, and appendices of said Uniform Plumbing Code, as amended herein, are hereby referred to, adopted and made part of this article. That there is a copy of the document and code referred to above now on file in the office of the City Clerk.

84104 Section 1107 G. An approved, two way cast iron clean out, shall be provided at the front of each new single family, multiple family, commercial, and industrial building prior to final inspection.

84105 VIOLATIONS AND PENALTIES:

It is unlawful for any person, firm or corporation to do or permit to be done the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any plumbing in violation of this code. Every person who violates any of the provisions of this code is

guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction such person is punishable by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment in the county jail for a period not exceeding six (6) months, or by both such fine and imprisonment.

SECTION TWO(b) - EXPRESS FINDING:

It is the finding of this Council that the foregoing modifications are necessary due to geological conditions related to the vulnerability of this geographical area to certain seismic conditions. As outlined in Section 17958.7 of the California Health and Safety Code, the foregoing amendments are adopted for the health, welfare, and safety of the general public.

SECTION THREE: 1987 National Electrical
Code:

That the Redlands Ordinance Code be amended and updated by substituting an entirely rewritten Section 84200 and the Fifth paragraph of Section 84201 (Titled Section 90.9).

84200 That certain documents on file in the office of the City Clerk of the City of Redlands, which is marked and designated as "National Electrical Code 1987 Edition", and each and all of the regulations, provisions, additions and terms of said National Electrical Code as herein amended are hereby referred to, adopted and made a part of this Article. That there is a copy of the document and code referred to above now on file in the office of the City Clerk.

84201

(FIFTH PARAGRAPH)

SECTION 90.9:

After the effective date of Redlands Ordinance Number 1867 (April 18, 1985), it will be unlawful to install any type of electric fence within the City of Redlands. Electric fences prohibited include those energized by battery, generator or electrical utility.

EXPRESS FINDING:

It is the finding of this Council that the foregoing modification is necessary due to climatic and geological conditions. As outlined in Section 17958.7 of the California Health and Safety Code, the foregoing amendments are adopted for the health, welfare, and safety of the general public.

SECTION FOUR: 1985 Uniform Mechanical
Code:

That the Redlands Ordinance Code be amended and updated by substituting an entirely rewritten Section 84300 and by adding a new section 84304 to read as follows:

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, 1985 Edition", and each and all of the regulations, provisions, conditions, and terms of said Uniform Mechanical Code, as amended, are hereby referred to, adopted and made a part of this article. That there is a copy of the document and code referred to above now on file in the office of the City Clerk.

84304 VIOLATIONS AND PENALTIES:

It is unlawful for any person, firm or corporation to do or permit to be done the following: erect, construct, en-

large, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any mechanical system or equipment in violation of this code. Every person who violates any of the provisions of this code is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction such person is punishable by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment in the county jail for a period not exceeding six (6) months, or by both such fine and imprisonment.

EXPRESS FINDING:

It is the finding of this Council that the foregoing modification is necessary due to climatic, geological and topographical conditions existing within

this geographical area. As outlined in Section 17958.7 of the California Health and Safety Code, the foregoing amendment is adopted for the health, welfare, and safety of the general public.

SECTION FIVE:

That the Redlands Ordinance Code be amended and updated by submitting an entirely rewritten Section 84400 as follows:

84400 That a 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, 1985 Edition" and each and all of the regulations, provisions, conditions, and terms of said Uniform Housing Code, as herein amended, are hereby referred to, adopted, and made part of this article. That a copy of the document and code referred to above is now on file in the office of the City Clerk.

SECTION SIX (a):

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

SECTION SIX (b) - EXPRESS FINDING:

It is the finding of this Council that the foregoing modification is necessary due to climatic, geological and topographical conditions existing within this geographical area. As outlined in Section 17958.7 of the California Health and Safety Code, the foregoing amendment is adopted for the health, welfare, and safety of the general public.

SECTION SEVEN:

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.

Carole Beswick
Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer
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 17th
day of November, 1987 by the following vote:

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

Lorrie Poyzer
City Clerk