

ORDINANCE NO. 971

An Ordinance of the City of Redlands regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Conversion, Demolition Occupancy, Equipment, Use, Height, Area and Maintenance of Buildings or Structures in the City of Redlands, Providing for the Issuance of Permits and Collection of Fees Therefor; Declaring and Establishing Fire Districts; Providing Penalties for the Violation Thereof, and Amending Uniform Building Code Herein Adopted by Adding New Sections Thereto, 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: 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, with Appendix, 1952 Edition and Volume III, Uniform Building Code Standards, 1952 Edition, adopted by the Pacific Coast Building Officials Conference at the 6th Annual Meeting, October, 1927, with Revisions and Additions Approved at the 27th, 28th, and 29th Annual Meetings, be and the same 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 are hereby referred to and are hereby adopted and are hereby made a part of this ordinance. That there are ~~three~~ copies of the above referred to document and code and revisions thereof now on file in the office of the City Clerk.

SECTION TWO: That said Uniform Building Code be amended by adding the following paragraphs thereto under Chapter 3, Section 306, to be designated as (f), (g) and (h).

Section (f): Certificate of Occupancy Required. It shall be unlawful for any person to move into any new building or part of a new building, or into any new addition to an existing building, or into any building in which structural alterations or repairs have just been made, for the purpose of occupying the same unless there has been issued by the Building Inspector a certificate of occupancy specifying the particular type or class of occupancy for which said building or part of a building may be used. A certificate of occupancy shall be issued only when the building or part of a building, or any alterations or repairs thereof, have been completed and finally inspected by the Building Inspector and have been found by him to comply with all requirements of the ordinances of the City of Redlands, including said Uniform Building Code, and with the laws of the State of California, for the particular use or occupancy specified in said certificate.

Section (g): Change of Occupancy. Whenever it is proposed to install in any building or part of a building a different type or class of occupancy from that installed therein immediately prior thereto, the person proposing such change of occupancy shall notify the Building Inspector thereof. The Building Inspector shall then cause the building to be reinspected and if it is found to comply with all requirements of the ordinances of the City of Redlands, including said Uniform Building Code, and all laws of the State of California, pertaining to the proposed new type or class of occupancy, he shall either note such fact on the building card for such building in the files of the Building Department, or, if he is requested to do so, he shall issue a new certificate of occupancy covering the proposed new use. It shall be unlawful for any person to occupy any

Section (h) : Business Licenses. No license to conduct a business, occupation or profession at a particular address in the City of Redlands shall be issued by the City Treasurer of said City in accordance with Business License Ordinance No. 867, and 879 until all buildings, or structures to be occupied in connection with said business, occupation or profession have been inspected by the Building Inspector and have been found by him to comply with all requirements of the ordinances of the City of Redlands, including the said Uniform Building Code, and the Laws of the State of California, for the particular type or class of occupancy contemplated under said license.

SECTION THREE: That Chapter 4, Section 404, Definitions and Abbreviations be amended by adding the following:

CARPORT shall mean a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for automobile shelter and storage, and further providing that a third side may be fifty per cent (50%) enclosed.

SECTION FOUR: That Chapter 5, Section 504, Location of Property, be amended by adding the following paragraph to be designated as (D):

PROJECTED OVERHANGS from buildings shall be not less than two feet (2') from property lines in those areas affected by building setback lines.

SECTION FIVE: That Chapter 14, Section 1409, Exceptions and Deviations be amended by deleting the last paragraph.

SECTION SIX: (a) That Part IV, Requirements Based on Location in Fire Zones, Chapter 16, Section 1602, Paragraph (b), Exception be amended by adding another exception to be designated No. 3, to read as follows:

Walls over doors and windows fronting on a street having a width of at least fifty feet (50') may be of combustible construction if protected by a one hour fire resistancy and not more than one story in height.

(b) That Part IV, Requirements Based on Location in Fire Zones, Chapter 16, Section 1603, Paragraph (b) Exception be amended by adding another exception to be designated No. 4 to read as follows:

Walls over doors and windows fronting on a street having a width of at least thirty feet (30') may be of combustible construction, and if protected by a one hour fire resistancy and not more than one story in height.

SECTION SEVEN: That said Uniform Building Code be amended by adding the following paragraph thereto under Chapter 44, to be known as Section 4408:

Before commencing any sandblasting, liquid washing, compressed air cleaning, steam cleaning or painting, where scaffolds or ladders are used on exterior surfaces of buildings, a permit authorizing such work shall be obtained in accordance with Chapter 3, of this Uniform Building Code. A separate permit shall be obtained for each separate building or structure where the work regulated by this Section is valued at \$25.00 or more. A complete enclosure by canvas or equal water proof material around scaffolding or swinging stages where sand-

SECTION EIGHT: That Chapter 28, Section 2805, Footing and Foundations, be amended by adding the following paragraph to be designated as (c):

Porch and terrace concrete or masonry slabs and concrete or masonry steps shall be supported on adjoining foundation walls and anchored with 3/8" steel dowels spaced 24"-o.c.

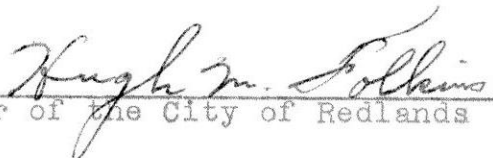
SECTION NINE: That the Appendix, Termite Provisions, Refer to Section 2525 be amended by adding the following paragraph to be designated as (7):

Porch and terrace concrete or masonry slabs and concrete or masonry steps shall be flashed with 26 gauge galvanized iron along all edges which abut wood construction to completely separate wood from masonry or concrete. Flashing shall extend up behind exterior wall finish to a point four inches (4") above top of outside slab then under redwood sill to extreme edge of top of foundation and bent at an angle of 45° to extend two inches (2") beyond inside wall of foundation. Caulk sill bolts, laps, seams or other fenestrations with coal tar, pitch or mastic.

SECTION TEN: That all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

SECTION TWELVE: 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 daily newspaper hereby designated for that purpose.



Mayor of the City of Redlands

Attest:



City Clerk

I do hereby certify that the foregoing ordinance was duly adopted at a regular meeting thereof held on the 2 day
February 1954, by the following vote:

AYES: Councilmen Van Diest, Putnam, Elkins, Anderson and Mayor Folkins

NOES: None

ABSENT: None

Prepared and Approved
as to Form:

PAUL B. WILSON,
City Attorney