

ORDINANCE No. 1067

AN ORDINANCE OF THE CITY OF REDLANDS CONCERNING 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, 1955 Edition, and Volume III, Uniform Building Code Standards, 1955 Edition, adopted by the Pacific Coast Building Officials Conference at the 8th Annual Meeting, October 1927, with new chapters, sections, subsections, and standards approved by the active members at the Thirty-second Annual Business Meeting of the Pacific Coast Building Officials Conference, October 5 to 8, 1954, 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 Chapter I, TITLE AND SCOPE be amended by adding another paragraph to Section 104 to be designated as (j).

(j) Before commencing any sandblasting, liquid washing, compressed air cleaning, steam cleaning or spray painting, 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 shall be provided by canvas or equal water proof material around scaffolding, swinging stages, or structure where sandblasting, liquid washing, compressed air cleaning, steam cleaning, spray painting, or similar occupations are performed, provided however, that in open areas water may be used in combination with sandblasting if dust and sand can be controlled. The regulations for use of public streets and projections over property shall be referred to Part IX, Chapter 44 of the Uniform Building Code, 1955 Edition.

SECTION THREE: That certain Sections of Chapter 2—ORGANIZATION AND ENFORCEMENT, be hereby amended by revising Section 204, Board of Appeal, to read as follows:

Sec. 204—(BOARD) OF APPEAL.
(a) CREATION OF BOARD. There shall be and is hereby created and established, a Board of Appeal consisting of five members appointed by the Mayor subject to the approval of the Council. The Building Official shall be an ex-officio member and shall act as Secretary of the Board. No member shall sit in a case in which he is directly or indirectly interested. All vacancies occurring on the Board of Appeal for whatever cause, shall be filled by the Mayor, subject to the approval of the Council, either permanently or temporarily as the case may demand. Any member of the Board of Appeal may be removed by the Mayor, subject to the approval of the Council. The said Board of Appeal shall

immediately upon its appointment, organize and elect a chairman for the term of one (1) year, and such other officers as the Board may deem advisable, except for the office of Secretary, which shall be held by the Building Official as hereinbefore set forth. The City Planning Director and the Fire Chief of said City shall at all times serve in an advisory capacity to the said Board of Appeal when requested so to do.

(b) SUITABILITY OF ALTERNATE MATERIALS, TYPES OF INSTALLATION AND REASONABLE INTERPRETATIONS OF THIS CODE. Any request of alternate materials, type of installation or a reasonable interpretation of this Code may be served upon the Building Official and such request shall at once be transferred to the Board of Appeal. After notice to such parties as the Board may direct, a hearing shall be had and the Board may by a majority vote, affirm, annul or modify such request and render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant and may recommend to the City Council such action as is consistent therewith.

(c) BOARD OF APPEAL BUILDING OFFICIAL, RIGHT OF APPEAL. Any applicant for a building permit whose application shall have been rejected by the Building Official or any owner or agent who shall have been ordered by the Building Official to incur an expense in the alteration, repair or construction of any structure, may within fifteen days thereafter appeal from such action by serving upon the Building Official, notice in writing of such appeal and such notice or certified copy thereof shall at once be transmitted to the Board of Appeal. After notice to such parties as the Board may direct, a hearing shall be had and the Board may by a majority vote, affirm, annul or modify such rejection, alteration, repair or construction and render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant and may recommend to the City Council such action as is consistent therewith.

SECTION FOUR: That certain sections of Chapter 3—PERMITS AND INSPECTIONS, be hereby amended by revising the first paragraph of Section 303, (a) Building Permit Fees, rewording paragraph (b) Plan Checking Fees, revising Section 304 (a) General Table No. 3-A—Building Permit Fees, and adding paragraphs to Section 306 to be designated as (f), (g), (h) and (i).

Sec. 303—(a) BUILDING PERMIT FEES. A fee for each building permit shall be paid to the Treasurer's Office of the City of Redlands as set forth in Table No. 3-A and any other payments of Revenue Fees as required by Chapters 21 and 22 of Redlands Ordinance Code.

(b) PLAN CHECKING FEES. Delete the words "Building Official" from the fourth and fifth sentence and insert the wording, "Treasurer's Office of the City of Redlands."

Sec. 304 (a) General, Table No. 3-A—BUILDING PERMIT FEES. The following fee schedule shall be inserted in place of: First Line—No Fee. Second Line—\$2.00, Third Line—\$3.00, Fourth Line—\$5.00, Fifth Line—\$6.00, Sixth Line—\$2.50, Seventh Line—\$1.50 and last Line—\$1.00.

Sec. 306 (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 Official a certificate of occupancy specifying the particular type or class of occupancy for which said building or part of 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 re-

quirements of the ordinances of the City of Redlands, and with the laws of the State of California, for the particular use or occupancy specified in said certificate.

(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 a change of occupancy shall notify the Building Official thereof. The Building Official shall then cause the building to be re-inspected and if it is found to comply with all requirements of the ordinances of the City of Redlands, 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 building or part of a building for a different type or class of occupancy than that specified in the certificate of occupancy for such building, or noted on the building card for such building, as above provided.

(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 Chapters 21 and 22 of the Redlands Ordinance Code 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, and the Laws of the State of California, for the particular type or class of occupancy contemplated under said license.

(i) ABANDONED DRIVEWAYS. A certificate of occupancy shall not be issued until all abandoned and unused driveways to and from such a new building or a new addition to a building or to an altered or repaired building have been filled in with curbing added thereto and sidewalks thereover resurfaced or installed to conform with the adjacent curbing and sidewalks and in compliance with the requirements and specifications therefore as set and determined by the Engineers Office of the City of Redlands.

SECTION FIVE: 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 SIX: That Chapter 5, Section 504, Location on Property, be amended by adding the following paragraph to be designated as (d):

(d) PROJECTED OVERHANG from buildings, shall be not less than two feet and six inches (2'6") from property lines in those areas affected by building set back lines.

SECTION SEVEN: That certain sections of Chapter 14, REQUIREMENTS FOR GROUP I OCCUPANCIES, be hereby amended by deletions.

Sec. 1409, EXCEPTIONS AND DEVIATIONS. Delete the last paragraph.

SECTION EIGHT: That certain sections of Chapter 17, CLASSIFICATIONS OF ALL BUILDINGS BY TYPES OF CONSTRUCTION AND GENERAL REQUIREMENTS, be hereby amended by deletion or additions, and adding additional requirements to Section 1711.

Sec. 1709, PARAPETS. Delete the words "twelve inches (12")" from the first sentence and insert the wording "thirty inches (30")."

Sec. 1711, TOILET COMPARTMENTS. Light and ventilation shall be provided by one of the following means:

(Over)

1. Window or windows located in exterior walls facing a street, alley, yard or outer court, with:

a. Glass area not less than $\frac{1}{8}$ of total floor area; minimum three sq. ft., and

b. Ventilating area not less than $\frac{1}{16}$ of total floor area.

2. Skylight or monitor providing natural light and ventilation equal to that required in 1 above, or

3. Artificial light and mechanical ventilation. Ventilation system shall consist of:

a. Exhaust fan, operated in parallel with light switch, with exhaust capacity of 24 cu. ft. per minute at static pressure sufficient to open multiple louvers in the ventilating grille and discharge through vent to outside air. Fan shall be accessible, concealed and so installed that the noise factor in the toilet compartment at 5 feet above floor level will not exceed 60 decibels.

b. Louvers installed in a frame located in, and flush with upper wall or ceiling surface. Louvers shall automatically close tight when fan is not in operation. When fan is in operation louvers shall be adjusted to open sufficiently to provide air velocity through the louvered opening not exceeding 600 feet per minute.

c. An opening at bottom of toilet compartment door of at least $\frac{1}{4}$ -inch clear of floor or threshold, or a louver in lower portion of door or wall.

d. Ventilating duct of corrosion resistant metal, 3-inch round or equivalent.

4. If a compartment containing any one fixture opens directly into the bathroom, it shall be considered a part of the bathroom floor area and may be lighted artificially and ventilated into the bathroom.

SECTION NINE: That Chapter 21 TYPE IV BUILDING be amended by adding another section to be designated as Section 2107.

Sec. 2107. That it shall be unlawful to erect, construct, establish, alter, or enlarge any building whose exterior wall covering is made and composed of metal, except and provided that said type of construction may be used in the M1 and M2 Industrial zones of said City of Redlands, as established

by Ordinance No. 1000, or any amendment thereto, unless same shall be approved by the Planning Commission and the City Council of the City of Redlands.

SECTION TEN: That Chapter 25, WOOD, be amended by adding to Section 2507 (f) another paragraph to be designated as 8:

8. PLANTER BOXES. Planter boxes attached to wood framed structures are required to have a clearance of not less than two inches (2") from the face of the wall, whether of stucco, wood siding, wood sheathing, or wood studs. Adequate flashing must be installed on the top of the planter-box to cover such air space. This applies to planter-boxes constructed of brick, brick-block, concrete, concrete block or any other material.

SECTION ELEVEN: That Chapter 26, EXCAVATIONS, FOUNDATIONS AND RETAINING WALLS, be amended by adding to Section 2805 another paragraph to be designated as (c):

(c) Porch and terrace concrete or masonry slabs and concrete or masonry steps shall be supported on adjoining foundation walls and anchored with $\frac{3}{8}$ " steel dowels spaced 24" o.c.

SECTION TWELVE: That Chapter 33, STAIRS, EXITS AND OCCUPANT LOADS, be amended by adding additional requirements to Section 3302 to be designated as (c):

(c) EXITS FROM ROOM USED FOR SLEEPING PURPOSES. Rooms used for sleeping purposes shall be provided with one of the following means for exit to the outside of a dwelling unit:

1. An openable one-sash window of a minimum size of one foot eight inches (1'8") by three feet two inches (3'2"). Such window shall not be more than 43" above the adjoining floor in the room.

2. Where a double-hung window is used, the lower sash shall be at least the size of the upper sash and it shall have a minimum size of two feet (2') by four feet (4'). Such window shall not be more than 36" above the adjoining floor in the room.

3. One door leading to the outside from the sleeping room. Such door shall have a minimum size of two feet six inches (2'6") by six feet six inches

(6'6"), such door to be provided with glass within twelve inches (12") of locking device.

4. Where a door provides ingress and egress from a room used for sleeping purposes into a hall, an exit window or door having glass within twelve inches (12") of the locking device shall be provided at the end of hall to provide direct ingress or egress to the outside of the dwelling unit.

SECTION THIRTEEN: That Chapter 37, CHIMNEY, FLUES, VENTS, AND FIREPLACES, be amended by adding to Section 3713 another paragraph to be designated as 12.

12. All fireplace openings shall be located entirely in one room and no fireplace shall be open on more than one side, or with openings accessible from two rooms.

SECTION FOURTEEN: 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 FIFTEEN: That Ordinance No. 971 and all other ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

SECTION SEVENTEEN: 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.

RAY J. LAMM,

Mayor of the City of Redlands.

Attest:

H. R. WHALEY,

City Clerk.

I do hereby certify that the foregoing ordinance was duly adopted at a regular meeting of the City Council of the City of Redlands at a regular meeting thereof, held on the 2nd day of July, 1957, by the following vote:

AYES: Councilmen Parker, Ward, Martinez, Wilson and Mayor Lamm.

NOES: None.

ABSENT: None.

H. R. WHALEY,

City Clerk,

City of Redlands.