

ORDINANCE No. 1308

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 SECTION THERE-TO, AND REPEALING ORDINANCES 1067, 1096, 1197 and 1204.

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, 1964 Edition, and Volume III, Uniform Building Code Standards, 1964 Edition, adopted by the Pacific Coast Building Officials Conference at the 6th Annual Meeting, October 1927, with new chapters, sections, subsections and standards approved by the active members at the Forty-first Annual Business Meeting of the International Conference of Building Officials, September 30 to October 4, 1963, 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 (i).

(i) 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, 1964 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. Terms of office shall be for five (5) years. Terms will be staggered, so that one will expire each year. The Board will elect a chairman from its membership. The chairman's tenure of office will be for three years. 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)~~ ^{three (3)} years 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 will 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 or occupancy 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, construction or demolition of any structure, may within fifteen (15) 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, construction or demolition and will 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. If the appellant disagrees with the findings of the Appeal Board, he may appeal the decision to the City Council. Such appeal shall be filed with the Building Of-

ficial within thirty (30) days of date of decision by Board of Appeal.

SECTION FOUR: That certain sections of Chapter 3, PERMITS AND INSPECTIONS, be hereby amended by adding a paragraph to Section 302 to be designated as (f), revising the first paragraph of Section 303, (a) Building Permit Fees, rewording paragraph (b) Plan Checking Fees, adding a paragraph to Section 304 (d) to be designated as 4, and change Final Inspection to 5, and adding paragraphs to Section 306 to be designated as (f), (g), (h) and (i).

Sec. 302 (f) Refund of Permit Fees. Any owner or contractor may request a refund of permit fees paid when no action has been taken by the applicant for any construction within the City of Redlands. A letter stating reasons for refund and a validated permit by the Treasurer's Office shall be presented to the Building and Safety Department.

The Building and Safety Department may then present to the Department of Finance, a disbursement voucher requesting a refund be made to the applicant with the following provisions:

(1) No permit fee of less than \$10.00 shall be refunded to applicant.

(2) Permit fees over \$10.00 may be made after deducting \$10.00 for processing the permit.

(3) No refund of fees paid for plan checking shall be made when said plans and specifications have been checked by the Building and Safety Department.

EXCEPTION: These provisions shall not apply in the event of permit duplication or overcharge, in which case the entire duplicate permit fee will be refunded.

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 together with 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," and insert the wording, "Treasurer's Office of the City of Redlands."

Sec. 304 (d) Subsection 4 to read as follows:

4. Gypsum wallboard inspection to be made after all wallboard is in place and prior to taping and finishing of exposed joints and fasteners.

Sec. 306 (f) CERTIFICATE OF OCCUPANCY REQUIRED. Every building, or part of a building shall be classified by the Building Official according to its use or the character of its occupancy as a building of Group A-B-C-D-E-F-G or H as defined by the Uniform Building Code, and it shall be unlawful for any person to move into any new building, any existing building, or part of a new building, or 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. 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 Redland, and with the law 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 reinspected, 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 note such fact on the building card for such building in the files of the Building Department, and 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 and final inspection 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—**DEFINITIONS AND ABBREVIATIONS**, Section 404, be amended by adding the following:

CARPORT is a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for automobile shelter and storage.

SECTION SIX: That Chapter 5—**CLASSIFICATION OF ALL BUILDINGS BY USE OR OCCUPANCY AND GENERAL REQUIREMENTS FOR ALL OCCUPANCIES**, 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 six inches (2'6") from the property lines in those areas affected by building setback lines.

SECTION SEVEN: That Chapter 14—**REQUIREMENTS FOR GROUP I OCCUPANCIES**, Section 1409, be hereby amended by changing first paragraph to read as follows:

Sec. 1409. A one-story carport entirely open on two or more sides need not have a fire separation between the carport and the dwelling.

SECTION EIGHT: That Chapter 17—**CLASSIFICATION OF ALL BUILDINGS BY TYPES OF CONSTRUCTION AND GENERAL REQUIREMENTS**, be amended by the addition of paragraph (d) to Sec. 1709 and by amending Sec. 1711 (a) first sentence, to read:

Sec. 1709 (d) **Roofing Material** shall not extend more than six (6) inches up the side of any parapet wall or area separation wall.

Sec. 1711 (a) In other than dwelling units the floors and walls of toilet rooms and compartments and those within two (2) feet of the front and sides of urinals, shall be finished with a smooth, hard non-absorbent surface of Portland cement, ceramic tile, or approved equal.

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

Sec. 2107. It shall be unlawful to erect, construct, establish, alter or enlarge any building whose exterior wall covering is made or composed of metal, except and provided that said type of construction may be used in M-1 and M-2 Industrial zones of the 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 22—**TYPE V BUILDINGS**, be amended by rewording Section 2203 (a) under Exceptions to read as follows:

Sec. 2203 (a) Exceptions: Exterior walls fronting on a street having a width of at least thirty feet (30'), may be of unprotected incombustible construction or may be protected with materials as required for one-hour fire resistance. All structural members shall be protected as set forth in Table No. 17-A.

SECTION ELEVEN: That Chapter 25—**WOOD**, be amended by adding a paragraph to Section 2507 to be designated as (g).

Sec. 2507 (g) **Planter Boxes.** Planter boxes attached to wood frame structures are required to have a clearance of not less than two (2) inches 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, block, concrete block or any other material.

SECTION TWELVE: That Chapter 28—**EXCAVATIONS, FOUNDATIONS AND RETAINING WALLS**, be amended by adding paragraphs to Section 2806 to be designated as (g) and (h).

(g) All concrete or masonry porches, landings, walks, steps, etc., abutting a structure on the exterior shall be anchored to the footing or foundation by $\frac{3}{8}$ " x 24" steel dowels spaced a minimum of 24" on center.

(h) All footings for concrete or masonry planter boxes or veneer shall be supported on concrete footings poured in conjunction with structure footings. Planter boxes or veneer placed next to an existing structure shall have designed footings to carry the loads imposed, with necessary permits and inspections.

SECTION THIRTEEN: That Chapter 33—**STAIRS, EXITS AND OCCUPANT LOADS**, be amended by rephrasing Section 3305 (h) Handrails, second paragraph, Exceptions, paragraph 2, and (n) Headroom.

Sec. 3305 (h) **Handrails.** Handrails shall be placed not less than thirty inches (30") nor more than thirty-four inches (34") above the nosing of treads. Such distance shall be established by measuring vertically from a plane parallel and tangent to the stairway tread nosing to the handrail above at all points. Ends of handrails parallel to a wall shall be returned to the wall and all handrails shall terminate not less than the vertical to the top and bottom nosing of the treads.

Exceptions: 2. Handrails shall not be required for stairways serving Group I Occupancies having less than four risers.

(n) **Headroom.** Every required stairway shall have headroom clearance of not less than six feet six inches (6'6"). Such clearance shall be established by measuring vertically from a plane parallel and tangent to the stairway tread nosing to the soffit above at all points.

SECTION FOURTEEN: That Chapter 37—**CHIMNEYS, VENTS, FIREPLACES AND BARBECUES**, be amended by adding a subsection to Section 3711 to be designated as (n).

Sec. 3711 (n) 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 more than one room.

SECTION FIFTEEN: That Chapter 70—**EXCAVATION AND GRADING**, be deleted.

SECTION SIXTEEN: 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 SEVENTEEN: That Ordinances 1067, 1096, 1197 and 1204 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

SECTION NINETEEN: 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 hereby designated for that purpose.

s/ WALDO F. BURROUGHS,
Mayor of the City of
Redlands.

Attest:

PEGGY A. MOSELEY,
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 4th day of January, 1966, by the following vote:

AYES: Councilmen Wagner, Hartzell, Cummings, Mayor Burroughs.

NOES: None.

ABSENT: Councilman Martinez.

PEGGY A. MOSELEY,
City Clerk.