

ORDINANCE NO. 1413

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING THE REDLANDS ORDINANCE CODE FOR THE PURPOSE OF ADOPTING THE 1970 EDITION OF THE UNIFORM BUILDING CODE, AS PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REPEALING ORDINANCE NO. 1315 AND AMENDING ORDINANCE NO. 1345

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

SECTION ONE. That the Redlands Ordinance Code be amended and updated by deleting in their entirety Article 846 of Chapter 84, Division 8, and Article 927 of Chapter 92, Division 9; and changing Article 840 of Chapter 84, Division 8 by deleting Section 84006, by changing Sections 84000, 84003, 84007 and 84010, and by adding Sections 84011 and 84012, all changes and additions to read as follows:

ARTICLE 840

Uniform Building Code

84000. 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," 1970 Edition including Chapter 70--Excavation and Grading of the Appendix and the addition of a Chapter 71--Pavements to the Appendix, 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 and amendments are hereby referred to and are hereby adopted and are hereby made part of this ordinance. That there are three copies of the above referred to document and Code thereof now on file in the Office of the City Clerk.

84003. That certain sections of CHAPTER 3, PERMITS AND INSPECTIONS, be hereby amended by changing the wording of paragraph (a) Section 301, Permits Required, adding a paragraph (f) Roofing Inspections, to Section 304 General, rewording of paragraph (c) Certificate Issued, of Section 306, and by adding a paragraph (f) Certificate of Occupancy, a Requirement for Issuance of Business License and a paragraph (g) Certificate of Occupancy - Apartment Houses, Hotels and Lodging Houses to Section 306.

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 counterflashing.
- (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 306.

(g) Certificate of Occupancy - Apartments, hotels and lodging houses. No apartment house, hotel, or lodging house shall be used or occupied until the owner or operator has been issued a valid certificate of occupancy by the Building Official.

- (1) A new certificate of occupancy shall be obtained whenever there is a change in:
 - a. Occupancy classification of a building or portion thereof.
 - b. The number of apartments or guest rooms.
 - c. Ownership.
- (2) Application. The owner or operator of the apartment house, hotel or lodging house shall file an application with the enforcement agency. The application shall be made upon forms to be furnished by the enforcement agency.
- (3) Fee. A fee of \$10.00 shall be submitted with each application for occupancy.

84006. Delete.

84007. That CHAPTER 29, EXCAVATIONS, FOUNDATIONS, AND RETAINING WALLS be amended by adding sentences to paragraph (a) General of Section 2905 thereby making it read as follows:

(a) General. Footings and foundations, unless otherwise specifically provided, shall be constructed of solid masonry or concrete and in all cases extend below the frost line. Foundations supporting wood shall extend at least 6 inches above the adjacent finish grade. 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.

84010. That CHAPTER 37--CHIMNEYS, FIREPLACES, AND BARBECUES be amended by adding the following sentence to Section 3704 (a) General, reading as follows:

"All fireplace openings shall be located entirely in one room."

84011. That CHAPTER 70--EXCAVATION AND GRADING be amended by deleting Table No. 70-C-SETBACKS, replacing TABLE No. 70-A - PLAN CHECKING FEES and TABLE NO. 70-B-GRADING PERMIT FEES and rewording Section 7011, changes and replacements to read as follows:

TABLE NO. 70-A--PLAN CHECKING FEES

50 cubic yards or less	No Fee
51 to 100 cubic yards	\$ 3.00
101 to 1000 cubic yards	5.00
1001 to 10,000 cubic yards	10.00
10,001 to 100,000 cubic yards - \$10.00 for the first 10,000 cubic yards plus \$5.00 for each additional 10,000 cubic yards or fraction thereof.	
100,001 to 200,000 cubic yards - \$55.00 for the first 100,000 cubic yards, plus \$3.00 for each additional 10,000 cubic yards or fraction thereof.	
200,001 cubic yards or more - \$85.00 for the first 200,000 cubic yards, plus \$1.00 for each additional 10,000 cubic yards or fraction thereof.	

TABLE NO. 70-B--GRADING PERMIT FEES

50 cubic yards or less	\$ 5.00
51 to 100 cubic yards	7.50
101 to 400 cubic yards	15.00
401 to 1000 cubic yards - \$15.00 for the first 400 cubic yards, plus \$1.00 for each additional 100 cubic yards or fraction thereof.	
1001 to 10,000 cubic yards - \$21.00 for the first 1000 cubic yards, plus \$2.00 for each additional 1000 cubic yards or fraction thereof.	
10,001 to 50,000 cubic yards - \$39.00 for the first 10,000 cubic yards, plus \$4.00 for each additional 10,000 cubic yards or fraction thereof.	
50,001 to 100,000 cubic yards - \$55.00 for the first 50,000 cubic yards, plus \$9.00 for each additional 10,000 cubic yards or fraction thereof.	
100,001 to 200,000 cubic yards - \$100.00 for the first 100,000 cubic yards, plus \$11.00 for each additional 10,000 cubic yards or fraction thereof.	
200,001 to 500,000 cubic yards - \$210.00 for the first 200,000 cubic yards, plus \$12.00 for each ad- ditional 10,000 cubic yards or fraction thereof.	
500,001 cubic yards or more - \$570.00 for the first 500,000 cubic yards, plus \$13.00 for each additional 10,000 cubic yards or fraction thereof.	

Section 7011. Buildings or structures shall be located clear of the toe or top of cut or fill slopes according to the following:

1. Side Yards.
One-half ($\frac{1}{2}$) the vertical height of slope with a minimum of five (5) feet and a required maximum of ten (10) feet for any height slope.
2. Front yards and side yards abutting a street:
A minimum of fifteen (15) feet for any slope where the grade exceeds fourteen per cent (14%).
3. Rear yards:
A minimum of twenty (20) feet for any height slope, except that a portion of the building not to exceed thirty (30) feet in width may project to within ten (10) feet of the toe or top of cut and fill slopes if a level (+ or - 2% grade) open space having a minimum dimension of twenty-five (25) feet and a minimum area of two thousand (2000) square feet is provided. Said open space shall be located to the rear of the front setback line and be adjacent to the main building.

84012. That a CHAPTER 71--PAVEMENTS shall be added reading as follows:

CHAPTER 71--PAVEMENTS

PURPOSE

Sec. 7101. The purpose of this Chapter is to safeguard life, limb, property, and the public welfare by regulating paving on private property.

SCOPE

Sec. 7102. This Chapter sets forth rules and regulations to control the design and configuration of pavements and the underlying materials; establishes the administrative procedures for issuance of permits; and provides for approval of plans and inspection of paving construction.

PERMITS REQUIRED

Sec. 7103. No person shall do any paving without first having obtained a paving permit from the Building Official except for the following:

1. Seal coating or striping of existing pavement.
2. Minor patching of asphaltic or concrete pavements.
(Minor patching shall be less than 5% of the area concerned.)

3. Pavements on private property for foot traffic only.
4. Incidental paving. (Less than 20 sq. ft.)
5. Dust palliatives or use of asphaltic materials for stabilization of earth roads or open storage areas.

PAVING PERMIT REQUIREMENTS

Sec. 7104. (a) Permits Required: Except as exemplified in Section 7103 of the Code, no person shall do any paving without first obtaining a paving permit from the Building Official. A separate permit shall be required for each site.

(b) Application: The provisions of Section 301 (b) are applicable to paving and in addition the application shall state the square footage of work involved.

(c) Plans and Specifications: When required by the Building Official, each application for a paving permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soil engineering report when required by the Building Official.

(d) Information on Plans and in Specifications: Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules, and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared. The plans shall include the following information:

1. General vicinity of the proposed site.
2. Limiting dimensions, elevations, drainage swales, drainage channels and related construction to include disposition point of all surface runoff from the area to be paved.
3. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, planters, wheel stops, curbs, etc.
4. Location of buildings or structures, sidewalks, streets, curbs and gutters, with appropriate elevations, adjacent to the area to be paved.
5. A layout showing parking spaces and circulation routes including entrances and exits.
6. Cross section through the proposed pavements showing quality of subgrade, thickness and quality of base course and thickness and quality of pavement. A notation shall be included stating the wheel loads anticipated.
7. A notation that the base immediately below the pavement (asphaltic) will be treated with weed killer applied in accordance with the manufacturer's recommendation.

(e) Soils Engineering Report. A report signed by a registered engineer specializing in soils engineering will be submitted on all commercial and industrial paving. The report shall certify that the subgrade and base course material is satisfactory to support the wheel loads anticipated.

(f) Issuance. The provisions of Section 302 are applicable to permits.

FEES

Sec. 7105. (a) Plan-checking Fee: A plan check fee of 25% of the paving permit fee, but not less than \$3.00, will be paid at the time of submittal of two sets of plans for checking. (b) Paving Permit Fees: A fee for each paving permit shall be paid to the Building Official as set forth in Table 71-A.

Table 71-A -- Paving Permit Fees

1000 square feet or less	\$ 5.00
1001 to 5000 square feet	10.00
5001 to 20,000 square feet	20.00
20,001 to 100,000 square feet	30.00
100,001 or more	40.00

DRAINAGE

Sec. 7106. The paved surface shall be designed to dispose of all surface waters. Drainage shall be to the curb, gutter, alley or public drainage facility and away from adjoining properties and buildings. Such drainage shall not be allowed to cross the surface of a public sidewalk area in other than residential zones. Catch basins may be installed and the surface waters piped under the sidewalk through the curb to the street gutter or drainage channels as approved by the Public Works Department. Catch basins shall be concrete construction or equal.

RESIDENTIAL PARKING, DRIVEWAY AND WALKS

Sec. 7107. (a) There shall be provided ahead of each garage, a parking space for safe outside parking. The parking space shall extend a minimum of twenty (20) feet out from the face of the garage and shall be at least the width of the garage opening with a minimum of ten (10) feet. The minimum crown, swale or cross-slope for the parking space shall be one per cent (1%) gradient and the maximum gradient shall be five per cent (5%). The longitudinal slope gradient of the parking space shall be a minimum of one per cent (1%) and a maximum of five per cent (5%).

(b) Driveways shall extend from the property line to the carport or garage. The minimum width of driveways shall be ten (10) feet. All driveways shall have a turning radius adequate for safe ingress and egress. The maximum gradient shall be not more than twenty per cent (20%). All vertical transitions shall be made with not less than four (4') parabolic vertical curve; when the driveway gradient exceeds fourteen per cent (14%), the vertical transitions shall be an eight foot (8') parabolic vertical curve. The crown, swale, or cross slope shall have a minimum gradient of one per cent (1%); the maximum gradient shall be not more than five per cent (5%).

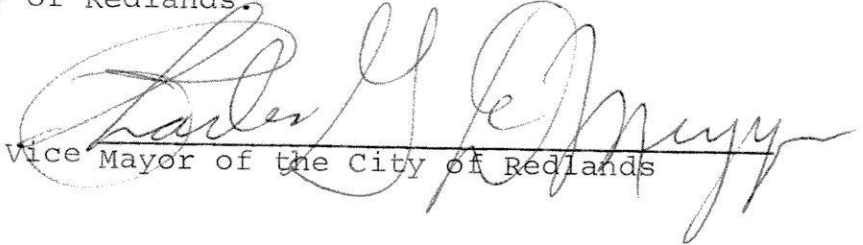
(c) Entrance. Walks and steps from the public way shall be a minimum of three (3) feet in width and have a maximum longitudinal gradient of ten per cent (10%); the cross-slope gradient shall be a minimum of one per cent (1%) and a maximum of five per cent (5%). Where the slope is greater than fourteen per cent (14%), steps shall be used to provide safe ascent and descent; such steps shall not be less in width than the walk. The rise and run of the steps shall be uniform; the maximum rise of tread shall be not more than seven and one-half ($7\frac{1}{2}$) inches and the minimum run for the tread shall be not less than ten (10) inches.

PAVING INSPECTION

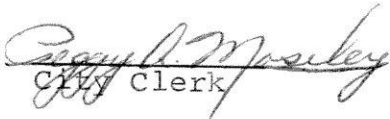
Sec. 7108. All paving operations for which a permit is required shall be subject to inspection by the Building Official. When required by the Building Official, special inspection of paving operations and special testing shall be performed in accordance with the provisions of Section 305. An inspection will be required subsequent to completion of base course placement and prior to paving. Soils reports certifying to the quality of the subgrade and base course may be required prior to start of paving.

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

SECTION THREE. 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 the City of Redlands.


Vice Mayor of the City of Redlands

ATTEST:


City Clerk

APPROVED FOR FORM:

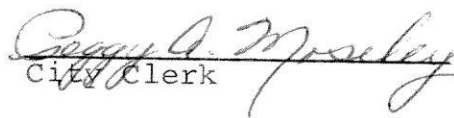
s/ Edward F. Taylor
City Attorney

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 August, 1970 by the following vote:

AYES: Councilmen Knudsen, Miller, Sewall, Vice Mayor DeMirjyn

NOES: None

ABSENT: Mayor Cummings


City Clerk