

ORDINANCE NO. 2197

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING CHAPTER 15.24 OF TITLE 15 OF THE REDLANDS MUNICIPAL CODE RELATING TO THE ADOPTION OF THE UNIFORM HOUSING CODE, 1991 EDITION

WHEREAS, Health and Safety Code Section 18941.5 empowers the City to adopt by reference various uniform building codes, including the Uniform Housing Code; and

WHEREAS, Health and Safety Code Section 18941.5 authorizes the City to make amendments to said uniform building codes on the basis of local climatic, geological, or topographical conditions; and

WHEREAS, the City Council is informed and finds that the area in which the City is located receives relatively low amounts of precipitation, experiences low humidity levels and high temperatures all of which are conducive to the spread of fire; and

WHEREAS, the City Council is informed and finds that the area in which the City is located is subjected to extremely strong winds, commonly referred to as Santa Ana winds, which reach speeds of 80 miles per hour in the City and results in extensive damage and is also conducive to the spread of fire; and

WHEREAS, the City Council is informed and finds that within the City four earthquake faults are present and three other faults are immediately adjacent creating the potential for catastrophic damage and fire hazards; and

WHEREAS, the City Council is informed and finds that because the City is subject to the above referenced climatic,

geological and topographical conditions that amendments to the Uniform Housing Code, 1991 Edition, are necessary to protect life and property, and that such amendments are to deal with the following issues: (1) Appeals, (2) Health Officer, (3) Performance of Work, (4) Repayment, and (5) Conflicts with Zoning;

NOW, THEREFORE, the City Council of the City of Redlands does ordain as follows:

Section 1: Chapter 15.24 of Title 15 of the Redlands Municipal Code is hereby amended to read as follows:

Chapter 15.24

"UNIFORM HOUSING CODE

Sections:

- 15.24.010 Document adopted by reference--copies on file.
- 15.24.020 UHC Section H-203 amended--Enforcement.
- 15.24.030 UHC Section H-401 amended--Health Officer.
- 15.24.040 UHC Chapter 15 amended--Performance of work, repair or demolition.
- 15.24.050 UHC Section H-1502 deleted.
- 15.24.060 UHC Section 1612 amended--Repayment of repair and demolition fund.
- 15.24.070 Conflicts with zoning provisions or other ordinances.

That certain document on file in the Office of the City Clerk of the City, which is marked and designated as "Uniform Housing Code, 1991 Edition," and each and all of the regulations, provisions, conditions and terms of the Uniform Housing Code as amended in this chapter, are referred to, adopted and made a part of this chapter. There is a copy of the document and code referred to above on file in the Office of the City Clerk.

- 15.24.020 UHC Section H-203 amended--Enforcement.

Uniform Housing Code Chapter 2, Enforcement, is amended

by rewording Section H-203 as follows:

SECTION H-203.

In order to provide for final interpretation of the provisions of this code and to hear appeals provided for hereunder, there is hereby established a Housing Authority and Appeals Board who are not employees of the City. The Building Official shall be an ex-officio of and shall act as Secretary of said Board. The Board shall be appointed by the Mayor and City Council and shall serve at their pleasure. The Board may adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in writing to the appellant with a copy for the Building Official. Appeals to the Board shall be processed in accordance with the provisions contained in Section H-1201 of this Code. Copies of all rules or regulations adopted by the Board shall be delivered to the Building Official, who shall make them freely accessible to the public. The Housing Commission of the City of Redlands, established by Ordinance No. 1601 of the City Council, will serve as the Appeals Board described above and all references to an Appeals Board in this article shall be the Housing Commission. If the appellant disagrees with the findings of the Appeal Board, he may appeal the decisions to the City Council. Such appeal shall be filed with the Building Official within thirty (30) days of the date of decision by the Board of Appeals.

15.24.030 UHC Section H-401 amended--
Health Officer.

Uniform Housing Code Chapter 4, Definitions, is amended by rewording Section H-401 as follows:

SECTION H-401. HEALTH OFFICER.

Health Officer shall be the legally designated head of the San Bernardino County Environmental Health Services Department.

15.24.040 UHC Chapter 15 amended--
Performance of work, repair or
demolition.

Uniform Housing Code Chapter 15, Performance of Work or Repair or Demolition, is amended by rewording Section H-1501 and deleting Section H-1502 as follows:

SECTION H-1501(a). PROCEDURE.

When any work or repair or demolition is to be done pursuant to Section H-140(c)3 of this code, the Building Official shall obtain at least three bids from contractors licensed to do business in the City of Redlands. The Building Official may employ such architectural and engineering assistance on a contract basis as he may deem

reasonably necessary. Standard City of Redlands contractual procedures shall be followed.

SECTION H-1501(b). COSTS.

The cost of such work shall be paid from the General Fund of the City of Redlands and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the City Council shall determine is appropriate. All funds collected under the proceedings hereinafter provided for shall be paid to the City Treasurer who shall credit the same to the General Fund.

15.24.050 UHC Section H-1502 deleted.

Uniform Housing Code Section H-1502 is deleted in its entirety.

15.24.060 UHC Section 1612 amended--
Repayment of repair and
demolition fund.

Uniform Housing Code, Chapter 16, Recovery of Cost of Repair or Demolition, is amended by rewording Section 1612, Repayment of Repair and Demolition Fund, as follows:

SECTION H-1612.

All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the City Treasurer who shall credit the same to the General Fund. Only that amount owed to the City shall be collected at the time of foreclosure.

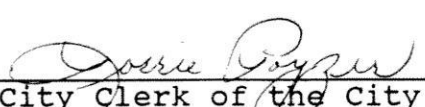
15.24.070 Conflicts with zoning provisions or other ordinances.

In any case where the requirements of the Zoning Ordinance codified as Title 18 of this code, or other ordinances adopted by the City, or laws of the State, are more restrictive than the standards set forth herein, the provisions of the Zoning Ordinance, other ordinances adopted by the City, and laws of the State shall apply to all new construction and additions or extensions to any building or structure."

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.

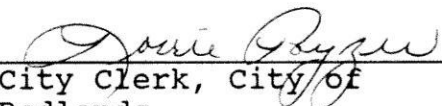

Mayor, City of Redlands

ATTEST:


City Clerk of the City of
Redlands

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 20th day of October, 1992, by the following vote:

AYES: Councilmembers Larson, Cunningham, Milson, Foster;
Mayor DeMirjyn
NOES: None
ABSTAIN: None
ABSENT: None


City Clerk, City of
Redlands