

ORDINANCE NO. 2306

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 15.24 OF THE REDLANDS MUNICIPAL CODE BY THE ADOPTION OF THE UNIFORM HOUSING CODE, 1994 EDITION AND MAKING AMENDMENTS RELATED THERETO, AND DELETING CHAPTER 15.28 OF THE REDLANDS MUNICIPAL CODE RELATING TO SOLAR ENERGY

WHEREAS, California 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, California Health and Safety Code Section 18941.5 further 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 of the City of Redlands ("this 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, this 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 to buildings and structures and is also conducive to the spread of fire; and

WHEREAS, this City Council is further 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, this City Council has determined that because the City is subject to the above referenced climatic, geological and topographical conditions, that amendments to the Uniform Housing Code, 1994 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;

The City Council of the City of Redlands does ordain as follows:

Section 1: The text of Chapter 15.24 of the Redlands Municipal Code is hereby deleted in its entirety and rewritten to read as follows:

"Chapter 15.24

UNIFORM HOUSING CODE

Section	15.24.010	Document adopted by reference--Copies on file.
Section	15.24.020	UHC Section H-203.1 amended--Enforcement.
Section	15.24.030	UHC Section H-401 amended--Health Officer.
Section	15.24.040	UHC Chapter 15 amended--Performance of work, repair or demolition.
Section	15.24.050	UHC Section H-1502 deleted.
Section	15.24.060	UHC Section 1612 amended--Repayment of repair and demolition fund.
Section	15.24.070	Conflicts with zoning provisions or other ordinances.

15.24.010 Document adopted by reference--Copies on file.

That certain document on file in the office of the City Clerk of the City, which is marked and designated as the "Uniform Housing Code, 1994 Edition," and each and all of the regulations, provisions, conditions and terms of the Uniform Housing Code as amended by this Chapter, are referred to, adopted and made a part of this Chapter.

15.24.020 UHC Section H-203.1 amended--Enforcement.

Uniform Housing Code Chapter 2, Enforcement, is amended by rewording Section H-203.1 as follows:

SECTION H-203.1

In order to provide for interpretation of the provisions of this code and to hear appeals provided for hereunder, there is hereby established an Appeals Board who are not employees of the City. The Chief Building Official shall be an ex-officio member of, and shall act as Secretary for said Board. The Board shall be appointed by the Mayor with the consent of the City Council and shall serve at his or her 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 Chief 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 Chief Building Official, who shall make them freely accessible to the public. If the appellant disagrees with the findings of the Appeals Board, he or she may appeal the decision to the City Council. Such appeal shall be filed with the Chief Building Official within thirty (30) days from the date of decision by the Appeals Board.

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-1501.1 and deleting Section H-1502 as follows:

SECTION H-1501.1. PROCEDURE.

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

SECTION H-1501.2. 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 1612 amended--Repayment of repair and demolition fund.

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

SECTION H-1612.

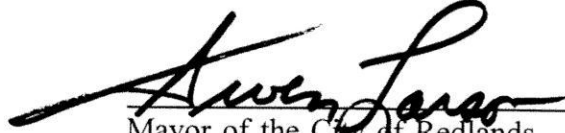
All monies recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the City Treasurer who shall credit the same to the City's General Fund. Only that amount owed to the City shall be collected at the time of foreclosure.

15.24.070 Conflicts with zoning provisions or other ordinances.

In any case where the requirements of 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 Title 18 and such other ordinances and laws shall apply to all new construction and additions or extensions to any building or structure.

Section 2. Chapter 15.28 of the Redlands Municipal Code relating to the Uniform Solar Energy Code is hereby deleted.

Section 3. 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 in the Redlands Daily Facts, a newspaper of general circulation within the City and thereafter, this ordinance shall take effect as provided by law.

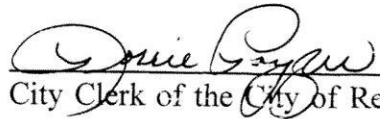

Mayor of the City of Redlands

ATTEST:


City Clerk

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 5th day of March, 1996, by the following vote:

AYES: Councilmembers Gilbreath,, Cunningham, Gil, Banda; Mayor Larson
NOES: None
ABSTAIN: None
ABSENT: None


City Clerk of the City of Redlands