

ORDINANCE NO. 2307

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 15.52 OF THE REDLANDS MUNICIPAL CODE RELATING TO THE ADOPTION OF THE UNIFORM CODE FOR BUILDING CONSERVATION, 1994 EDITION, AND MAKING AMENDMENTS THERETO

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

Section 1. The text of Chapter 15.52 of the Redlands Municipal Code is hereby deleted in its entirety and rewritten to read as follows:

"Chapter 15.52

UNIFORM CODE FOR BUILDING CONSERVATION

Section	15.52.010	Effective date of sections--State funding.
Section	15.52.020	Hazardous buildings--Inventory.
Section	15.52.030	Documents adopted by reference--Copies on file.
Section	15.52.040	UCBC Appendix Chapter 1 amended--Section A102 Scope.
Section	15.52.050	UCBC Appendix Chapter 1 amended--Section 103 Definitions.

15.52.010 Effective date of sections--State funding.

The sections contained in this Chapter, excepting Section 15.52.020, shall take effect upon the State of California or other governmental agency adopting a funding program which adequately assists the City and private individuals in financing the retrofitting of potentially hazardous buildings that have historically exhibited little resistance to earthquake motion.

15.52.020 Hazardous buildings--Inventory.

The Chief Building Official shall establish an inventory identifying all potentially hazardous buildings within the City, including each building's use and daily occupancy load. The inventory listing should be kept on file in the City's Community Development Department. For purposes of this Chapter, the term "hazardous building" means a building which has historically exhibited little resistance to earthquake motion.

15.52.030 Documents adopted by reference--Copies on file.

That certain document, at least one copy of which is on file in the Office of the City Clerk of the City, and is marked and designated as the "Uniform Code for Building Conservation" (UCBC) 1994 Edition, Chapters 1,2,3,4,5,6 and 7, and Appendix Chapters 1,3 and 4 (as amended) and the "State Historical Building Code" (SHBC), Title 24, Part 8, State Building Standards, is adopted and made part of this Chapter, including all of the regulations, provisions, conditions and terms of such codes. The SHBC shall apply to all qualified historical buildings covered by this Chapter.

15.52.040 UCBC Appendix Chapter 1 amended--Section A102 Scope.

Chapter 1 of the Appendix to the Uniform Code for Building Conservation is amended by adding Section A 102.2.1 to read as follows:

102.2.1 Additional Code Requirements

1. Automatic Fire Extinguishing Systems as required by Section 15.20.²⁶⁰025 of the Redlands Municipal Code shall not apply to any work required by this Chapter. However, any additional improvements, upgrading, remodeling, increase of floor space or change of occupancy done concurrently with the requirements of this Chapter shall cause such work to be subject to the requirements of Section 15.20.025.

2. This Chapter does not require alteration of existing electrical, plumbing, mechanical or fire safety systems unless a health or safety hazard exists. Any new or repaired electrical, mechanical, plumbing or fire safety systems shall be required to comply with current building and fire codes.

3. The State Accessibility Code, Title 24, shall not apply to an existing structure undergoing repairs pursuant to this Chapter. New construction shall comply with current State Accessibility Code regulations.

4. All other Chapters of the UCBC as adopted shall apply to any repairs mandated by this Chapter.

15.52.050 UCBC Appendix Chapter 1 amended--Section A103 Definitions.

Chapter 1 of the Appendix to the Uniform Code for Building Conservation is amended by rewriting Section A103 to read as follows:

Section A103. (a) Definitions. For purposes of this Chapter, the meaning of certain terms shall be as set forth below, and the applicable definitions in the Building Code shall also apply.

"High-Risk Building" is any building, other than an essential or hazardous building, having an occupant load of 100 occupants or more as determined by Section 3302(a) of the Building Code. EXCEPTION: A high-risk building shall not include the following:

1. Any building having exterior walls braced with masonry crosswalls or wood frame crosswalls spaced less than 40 feet apart in each story. Crosswalls shall be full-story height with a minimum length of 1 1/2 times the story height.

2. Any building used for its intended purpose, as determined by the Chief Building Official, for less than 20 hours per week.

"Low-Risk Building" is any building, other than an essential or hazardous building, having an occupant load of less than 20 occupants as determined by Section 3302 (a) of the Building Code.

"Medium-Risk Building" is any building, not classified as a high-risk building or an essential or hazardous building, having an occupant load of 20 occupants or more as determined by Section 3302 (a) of the Building Code.

"Deputy Inspector" is a trade certified technician qualified for the type of construction or work to be inspected. The technician shall demonstrate competence to the satisfaction of the building official for inspections of the particular type of construction or operation requiring special inspections.

"Qualified Historical Building" is any structure, collection of structures and associated sites, deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction. This shall include designated structures declared eligible or listed on official national, state, or local historic registers or official inventories such as the National Register of Historic Places, State Historic Landmarks, State Points of Historical Interest, and officially adopted City or County registers or inventories of historical or architecturally significant sites, places, or landmarks. Structures included in inventories submitted to the State Office of Historical Preservation shall be considered qualified if they have been evaluated by such office and given any rating other than ineligible.

"Special Inspector" is a licensed civil or structural engineer or architect for inspections of the particular type of construction or operation requiring special inspections.

(b) Administration 1. Order - Service.

A. The Chief Building Official shall, in accordance with the priorities set forth in Table No. A-1-H and incorporated at the end of this Chapter, issue an order as provided in this section to the owner of each building within the scope of this Chapter.

B. Prior to the service of an order as set forth in Table No. A-1-H, a bulletin may be issued to the owner as shown upon the last equalized assessment roll or to the person in apparent charge or control of a building considered by the Chief Building Official to be within the scope of this Chapter. The bulletin may contain information the building official deems appropriate. The bulletin may be issued by mail or personally served.

2. Order - Priority of Service. Priorities for the service of the order for buildings within the scope of this Chapter shall be in accordance with the rating classification as shown in Table No. A-1-H. Within each separate rating classification, the priority of the order shall normally be based upon the occupant load of the building. The owners of the buildings housing the largest occupant loads shall be served first. The minimum time period prior to the service of the order as shown on Table No. A-1-H shall be measured from the effective date of this Chapter. The Chief Building Official may, upon receipt of a written request from the owner, order such owner to bring his building into compliance with this Chapter prior to the normal service date for such building set forth in this Chapter.

3. Order - Contents. The order shall be in writing and shall be served either personally or by certified or registered mail upon the owner as shown on the last equalized assessment roll, and upon the person, if any, in apparent charge or control of the building. The order shall specify that the building has been determined by the Chief Building Official to be within the scope of this Chapter and, therefore, is required to meet the minimum seismic standards of this Chapter. The order shall specify the rating classification of the building and shall be accompanied by a copy of Section A111(d), which sets forth the owner's alternatives and time limits for compliance.

4. Appeal from order. The owner of the building may appeal the Chief Building Official's initial determination that the building is within the scope of this Chapter to the Board of Appeals established by Section 15.04.020 of the Redlands Municipal Code. Such appeal shall be filed with the Board within 60 days from the service date of the order described in Section A111(b) 3. The appeal shall be submitted in writing and the grounds thereof shall be stated clearly and concisely. Any such appeal shall be decided by the Board no later than 90 days from date of receipt of the appeal by the Board. Appeals or requests for modifications from any other determinations, orders or actions by the building official pursuant to the Chapter shall be made in accordance with the procedures established in Sections 107 and 108 of the Uniform Administrative Code.

5. Recordation. At the time that the building official serves the aforementioned order, the Chief Building Official shall also file with the office of the county recorder a certificate stating that the subject building is within the scope of this Chapter and is a potentially earthquake hazardous building. The certificate shall also state that the owner thereof has been ordered to structurally analyze the building and to structurally alter or demolish it where compliance with this Chapter has not been demonstrated.

If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Chief Building Official shall file with the office of the county recorder a form terminating the status of the subject building as being classified within the scope of this Chapter.

6. Enforcement. If the owner in charge or control of the subject building fails to comply with any order issued by the Chief Building Official pursuant to this Chapter within any of the time limits set forth in Section A111(d), the Chief Building Official shall verify that the record owner of this building has been properly served. If the order has been served on the record owner, then the building official shall order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within 90 days after the date the building has been ordered vacated or such additional time as may have been granted by the Board of Appeals, the building official may order its demolition in accordance with the provisions of Section 203 of the Uniform Building Code.

It shall be unlawful for any person, firm or corporation to fail to make the necessary repairs required by this Chapter. Violation of this Chapter shall be a misdemeanor unless, at the discretion of the City Attorney, it is charged as an infraction.

(c) Rating Classifications. The rating classifications identified in Table No. A-1-E are hereby established, and each building within the scope of this Chapter shall be placed in one such rating classification by the building official. The total occupant load of the entire building as determined by Section 3302 (a) of the Building Code shall be used to determine the rating classification.

EXCEPTION: For purposes of this Chapter, portions of buildings constructed to act independently when resisting seismic forces, and having required exits with independent travel paths, may be placed in separate rating classifications.

(d) Compliance Requirements.

1. The owner of each building within the scope of this Chapter shall, upon service of an order and within the time limits set forth in this Chapter, cause a structural analysis to be made of the building by an engineer or architect licensed by the state to practice as such and, if the building does not comply with earthquake standards specified in this Chapter, the owner shall cause it to be structurally altered to conform to such standards or shall cause the building to be demolished.

A building subject to this Chapter may remain occupied while structural improvements required by this Chapter are being made, provided that such construction occurs during the time limits specified in Table A-1-G as incorporated at the end of this Chapter. The Chief Building Official may, however, order a building vacated during the period of construction if he finds that continued occupation of the building would endanger the safety of the occupants.

The structural improvements required by this Chapter may be completed in separate construction phases if approved or required by the building official. Phased construction shall only be approved by the Chief Building Official after his review of a complete structural analysis of the entire building, and upon his determination that the phased construction can be completed without endangering the safety and structural integrity of the remaining portions of the building which may remain occupied.

An owner may vacate a building subject to this Chapter at any time. During a one time continuous vacancy, the time limits for compliance with this Chapter as set forth in Table A-1-G shall be stayed up to a maximum of two years. When a vacated building is reoccupied the time limits set forth in Table A-1-G shall continue to run.

2. The owner of a building within the scope of this Chapter shall comply with the requirements set forth above by submitting to the building official for review within the following stated time limit alternatives:

A. ALTERNATIVE 1. Within 360 days after service of the order, a structural analysis, which is subject to approval by the Chief Building Official, and which shall demonstrate that the building meets the minimum requirements of this Chapter; or

B. ALTERNATIVE 2. Within 360 days after service of the order, the structural analysis and plans for structural alterations of the building to comply with this Chapter; or

C. ALTERNATIVE 3. Within 180 days after service of the order, plans for the installation of parapet bracing and wall anchors in accordance with the requirements specified in this Chapter; or

D. ALTERNATIVE 4. Within 360 days after service of the order, plans for the demolition of the building.

E. ALTERNATIVE 5. Applications for demolition of qualified historical buildings or buildings over 50 years old shall be reviewed and acted upon by the Historic and Scenic Preservation Commission.

F. Notwithstanding the provisions of this Chapter, all buildings shall have all parapets braced and wall anchors installed within three (3) years from the effective date of this Chapter.

3. After plans are submitted and approved by the building official, the owner shall obtain a building permit and then commence and complete the required construction or demolition within the time limits set forth in Table No. A-1-G. These time limits shall begin to run from the date the order is served in accordance with Section A111(b) 2, except that the time limit to commence structural alteration or demolition shall begin to run from the date the building permit is issued.

4. Owners complying with ALTERNATIVES 3 or 5 of this subsection are also required to comply with ALTERNATIVES 2 or 4 of this subsection provided, however, that the 360 day period provided for in ALTERNATIVES 2 or 4 and the time limits for obtaining a building permit and to complete structural alterations or building demolition set forth in Table A-1-G shall be extended in accordance with Table No. A-1-H. Each such extended time limit shall begin to run from the date the order is served in accordance with Section A111(b), except that the time limit to commence structural alterations or demolition shall begin to run from the date the building permit is issued.

Owners not complying with ALTERNATIVE 3 or 5 of this subsection shall comply with ALTERNATIVE 2 or 4 within the time limits shown in Table A-1-G.

5. Hardship Cases. The Chief Building Official may grant extensions of the time periods specified in Table A-1-G of up to a total of 3 additional years to a building owner who demonstrates substantial hardship in complying with the provisions of this Chapter, including but not limited to financial, medical or personal hardships. This time extension shall not apply to the parapet bracing and wall anchor requirements of Section A111(d)2(F).

(e) Special Requirements for Historic Buildings

1. A qualified historical building or structure may comply with the special provisions set

forth in this Chapter and Chapter 6 of the UCBC.

Unburned Clay Masonry or Adobe. Existing or re-erected walls of adobe construction shall conform to the following:

A. Exterior bearing walls of unreinforced adobe masonry shall not exceed a height or length to thickness ratio of 5 in Seismic Zone No. 4, 6 in Seismic Zone No. 3 or 8 in Seismic Zone No. 1 or 2. Such walls shall be provided with a reinforced bond beam at the top which interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of wall less 8 inches. Minimum wall thickness shall be 18 inches for exterior bearing walls and 10 inches for adobe partitions. Adobe structures shall not exceed one story in height unless the historic evidence satisfactory to the Chief Building Official indicates a two-story height is justified. In such cases, the height-to-thickness ratio for the second story shall not exceed that stated above. The height-to-thickness ratio for the first story shall not exceed that permitted for the second story by more than 20 percent. Bond beams shall be provided at the roof and second floor level.

B. Foundation footings shall be reinforced concrete under newly reconstructed walls and shall be 50 percent wider than the wall above, soil conditions permitting, except that the foundation wall may be 4 inches less in width than the wall if a rock, burned brick or stabilized adobe facing is necessary to provide authenticity.

C. New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required by the Uniform Building Code for new material. Unstabilized brick may be used where existing bricks are unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of 3 pounds per square inch for shear with no increase for lateral forces.

D. Mortar may be of the same soil composition and stabilization as the brick in lieu of cement mortar.

E. Nominal tension stresses due to seismic forces normal to the wall may be neglected if the wall meets thickness requirements and shear values allowed by this subsection.

2. Allowable stresses for archaic materials not specified in this code shall be based on substantiating research data or engineering judgment with the approval of the Chief Building Official.

3. Plans for seismic upgrading of qualified historical buildings shall be reviewed by the Historic Preservation Commission. The basis of review shall be the Design Guidelines and the Secretary of the Interior's Standards subject to the following requirements:

A. Features of architectural or historic significance shall be retained and reattached, braced, or stabilized, as required.

B. In-wall anchors shall be used on historic buildings instead of through-wall anchors, especially on the principal facade. Through-wall anchors on other facades may be permitted, provided that their locations and treatment are approved by the Director of Community Development.

C. Closure of historic openings on the principal facade shall not be permitted and shall be discouraged on secondary facades. If closure of such openings on secondary facades is unavoidable, the materials used shall be compatible with the existing exterior materials of the secondary facade wall.

D. Historic parapets shall be braced rather than removed.

E. Historic architectural veneer posing a safety hazard shall be stabilized and re-anchored to the building.

4. The purpose and intent of the plan review and guidelines shall be to minimize the effects of seismic strengthening on the exterior appearance of the building.

5. In the case of a qualified historical building, plans showing proposed test and core locations shall be submitted for review and approval by the Director of Community Development in order to minimize the effect on the exterior appearance of the building. Repairs after testing shall match the original adjacent existing wall.

TABLE NO. A-1-G TIME LIMITS FOR COMPLIANCE

REQUIRED ACTION BY OWNER	OBTAIN BUILDING PERMIT WITHIN	COMMENCE CONSTRUCTION WITHIN	COMPLETE CONSTRUCTION WITHIN
Structural Alterations or Demolition	One Year ²	180 Days ¹	3 Years
Parapet Bracing and Wall Anchors	180 Days ²	1 year ²	1½ Years

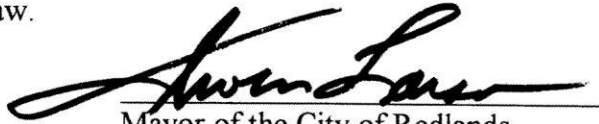
¹Measured from date of building permit issuance.

²Measured from date of service of order.

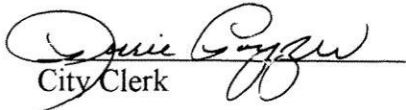
TABLE NO. A-1-H EXTENSIONS OF TIME AND SERVICE PRIORITIES

RATING CLASSIFICATION	OCCUPANT LOAD	EXTENSION OF TIME IF PARAPETS & WALL ANCHORS INSTALLED	MINIMUM TIME PERIODS FOR SERVICE OF ORDER
I	N/A	N/A	N/A
II	300 or more	-----	360 Days
II	100 or more	1 Year	540 Days
III-A	100 or more	1 Year	2 Years
III-B	51 to 99	1 Year	3 Years
III-C	20 to 50	1 Year	4 Years
IV	Less Than 20	1 Year	5 Years

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 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

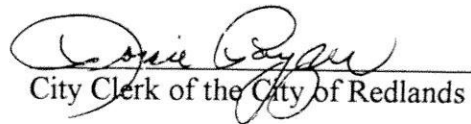
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 5th day of March, 1996, by the following vote:

AYES: Councilmembers Gilbreath, Cunningham, Gil, Banda; Mayor Larson

NOES: None

ABSTAIN: None

ABSENT: None


City Clerk of the City of Redlands