

ORDINANCE NO. 2308

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 15.04 OF THE REDLANDS MUNICIPAL CODE BY THE ADOPTION OF THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION, THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1994 EDITION, AND THE UNIFORM BUILDING CODE, 1994 EDITION AND MAKING RELATED AMENDMENTS THERETO

WHEREAS, Health and Safety Code Section 18941.5 and Government Code Section 50022.2 empower the City to adopt by reference various uniform building codes and other codes, including the Uniform Administrative Code, Uniform Code for Abatement of Dangerous Buildings and the Uniform Building Code; and

WHEREAS, Health and Safety Code Section 18941.5 authorizes the City to make amendments to said uniform codes on the basis of local climatic, geological, or topographical condition; 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 amount 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 and is also conducive to the spread of fire; and

WHEREAS, this 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, this 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 Building Code, 1994 Edition, are necessary to protect life and property, and that such amendments are to deal with the following issues: (1) appeals, (2) permits and inspection, (3) framing inspection, (4) roofing and roof inspection, (5) occupancy certificates, (6) fire retardancy, (7) automatic fire extinguishing systems, (8) street use, (9) awnings, and (10) smoke detectors;

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

Section 1: The text of Chapter 15.04 of the Redlands Municipal Code is hereby deleted in its entirety and rewritten to read as follows:

"Chapter 15.04
UNIFORM BUILDING CODE

Sections:

15.04.010	Documents adopted by reference--Copies on file.
15.04.020	UBC Section 105 amended--Board of Appeals.
15.04.030	UBC Section 106 amended--Permits
15.04.040	UBC Section 312 amended--Group U Occupancies.
15.04.050	UBC Chapter 9 amended--Fire Suppression.
15.04.060	UBC Chapter 15 sections amended--Roof construction.
15.04.070	UBC Section 3206 amended--Awnings.
15.04.080	UBC Section 3303.2 amended--Temporary use of streets and alleys.
15.04.090	UBC Appendix Chapter 33, Section 3306.1 amended--Permits required.
15.04.100	UBC Appendix Chapter 33, Section 3310.1 amended--Grading fees.
15.04.102	UBC Appendix Chapter 33, Section 3311 amended--Bonds.
15.04.104	UBC Appendix Chapter 34, Section 3411 amended--Smoke detectors.
15.04.106	Violation--Penalty.

15.04.010 Documents adopted by reference--Copies on file.

Those certain documents, 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 Administrative Code, 1994 Edition;" "Uniform Code for Abatement of Dangerous Building, 1994 Edition" and the "Uniform Building Code, 1994 Edition," including Chapters 1, 3, 15, and 32, (as amended) of the Uniform Building Code, and the Uniform Building Code Appendix Chapters A3, A4, A9, A12, A15, A30 and A31 are adopted and A33 and A34 (as amended) as the building code of the City and all of the regulations, provisions, conditions and terms of such uniform codes and amendments are referred to and are adopted and made part of this Chapter.

15.04.020 UBC Section 105 amended--Board of Appeals.

Uniform Building Code Section 105, Board of Appeals, is amended by revising Section 105, to read as follows:

Section 105. Board of Appeals. There shall be and is hereby created and established a Board of Appeals consisting of not less than five members who are qualified by experience and training to pass upon matters pertaining to building construction.

(a) Membership and Organization. The members shall be appointed by the Mayor subject to the approval of the City Council. Terms of office will be for five (5) years with terms staggered so that one member's term expires each year. Any member may be removed, without cause, by the Mayor with approval of the City Council. The Board shall elect a chairman and other

(a) **Membership and Organization.** The members shall be appointed by the Mayor subject to the approval of the City Council. Terms of office will be for five (5) years with terms staggered so that one member's term expires each year. Any member may be removed, without cause, by the Mayor with approval of the City Council. The Board shall elect a chairman and other officers they may deem necessary, except the secretary, who shall be the Chief Building Official as defined in the Building Code. The Community Development Director and the Fire Chief of the City shall serve in an advisory capacity when requested to do so. Board members shall disqualify themselves and shall not participate in any decision in which they might have an interest.

(b) **Tasks of the Board of Appeals.** The Board of Appeals shall provide reasonable interpretations of the Building Code, determine the suitability of alternate construction materials and kinds of construction and recommend to the City Council new legislation when conditions so require it.

(c) **Procedures.** All requests for use of alternate materials and kinds of construction and appeals from actions and directions served on the Chief Building Official shall be forwarded to the Board of Appeals. After notice to such parties as the Board may direct, a hearing shall be had and the Board may, by majority vote, approve or deny a request for alternate materials or construction, and affirm, annul or modify the action and/or direction of the Chief Building Official. The Board's determination shall be in writing to the Chief Building Official with a copy to the appellant. If the appellant disagrees with the decision of the Appeals Board, he may appeal the decision to the City Council. Such appeal shall be filed with the Building Official within thirty (30) days of the decision by the Board of Appeals.

(d) **Limitations of Authority.** The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this Code nor shall the Board be empowered to waive requirements of this Code.

15.04.030 UBC Section 106 amended--Permits

Certain sections and subsections of the Uniform Building Code Section 106, Permits, are amended by revising Section 106.2, Exempted work; by revising Section 106.44, Expirations; by adding a new paragraph 106.4.6, Demolition; by adding a paragraph 107.7, Special Inspection Fee, to Section 107; by amending Section 108.5.4, Frame Inspection, by adding a new paragraph 108.5.4.1, Roofing Inspection; by amending Section 109.4, Temporary Certificate, by adding a new paragraph 109.4.1, Certificate of Occupancy; and by adding a new Section 109.4.2, Approvals for Utility Connections.

SECTION 106.2

106.2(1) One-story detached accessory buildings used as tool and/or storage shed, playhouses and similar uses, provided the projected roof area does not exceed 100 square feet.

106.2(2) "Fences not over six (6) feet high," shall be revised to read: "Fences or block walls not more than three (3) feet in height, and retaining walls not over 2 feet in height shall not require a building permit." Wall impounding Class I, II or III-A liquids shall comply with the permit process.

Section 106.2 (5) shall be deleted.

Section 106.2 (7) shall be deleted.

SECTION 106.4.4

Expiration. Every permit issued by the Chief Building Official under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not commenced within 180 days from date of such permit, or the building or work authorized by such permit is suspended or abandoned for a period of 180 or more days after work is commenced. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be one-half the amount required for a new permit for such work, providing no changes have been made, or will be made, in the original plans and specifications for such work, and providing further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of time within which to commence work under that permit for good and satisfactory reasons (unforeseeable causes beyond the control and without fault or omission of the permittee, including but not restricted to, Acts of God, strikes, fires, floods, epidemics, or severe weather). Any fee imposed by the City as a condition of the issuance of a building permit which was established or increased subsequent to the issuance of the original permit shall be paid in the amount as required for a new permit at the date of the extension of the permit. The Chief Building Official may extend the time for commencement of work by the permittee for a period not exceeding 180 days upon written request by the permittee providing evidence of the circumstances beyond the control of the permittee which have prevented work from commencing. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

For the purpose of this section "Start of construction" means the placement of permanent construction of a structure on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation, placement of steel reinforcement, and/or temporary concrete forming. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets, driveways or walkways; nor does it include the excavation for a basement, footings, piers or foundations; nor the placement of plumbing, electric wiring, or reinforcing steel; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not as a part of the main structure.

For a structure without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling and foundation.

It shall be the responsibility of the permittee to show evidence of "start of construction" by arranging for building inspections within 180 days after issuance of permit and to verify non-suspension or abandonment of work by arranging for building inspections which will show the work is progressing within any 180 day time period.

106.4.6 Demolition and/or Remodeling Permits. The Chief Building Official may require that a detailed schedule be provided to insure that demolition or remodeling work progresses expeditiously and debris is hauled from the site as generated.

Failure to keep the site clear of debris may cause the site to be found a public nuisance and abated as provided by law. Failure to continually pursue demolition work during normal working hours, after once started, may cause the site to be declared a public nuisance and abated by procedures as provided by appropriate sections of this Code or any other law of the City.

SECTION 107

107.7 Special Inspections. The fee for each special inspection, requested for any purpose shall be \$30.00 per hour for each City staff member participating in such inspections.

SECTION 108.5.4

Frame Inspection: To be made after all framing, fire blocking and bracing are in place; and after all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating wires, pipes and ducts are approved; and after the exterior walls and roofs are wrapped or covered with weatherproof materials; and before the insulation is installed. After Framing Inspection has been approved, insulation may be installed, but such insulation must be approved prior to the installation of interior wall covering.

108.5.4.1 Roofing Inspections. The following minimum inspections shall be made by the Building Official or his representative.

(1) New construction. Inspection shall be made with the Construction Superintendent or his representative present and at the following periods:

(a) After the roof sheathing is in place and properly fastened 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 counter-flashings.

(2) Re-roofing work. The Chief Building Official will be notified at least one day in advance of the start of any re-roofing work.

The following inspections will be made at the discretion of the Chief Building Official.

- (a) Prior to the initiation of the work.
- (b) In progress inspection.

SECTION 109.4

(d) Temporary Certificate. If the Chief Building Official finds that no substantial hazard will result from occupancy of any building except group R or portion thereof before the same is completed, he may issue a Temporary Certificate of Occupancy for the use of a portion or portions of a building or structure, provided a fee (80% refundable) is paid for that temporary certificate of occupancy in the amount of \$500.00. At end of temporary occupancy, the building or portions shall be vacated or approved for occupancy and inspected before 80% of the fee will be refunded.

109.4.1 Certificate of Occupancy, a requirement for issuing a City 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 5.04 and 5.08 of the Redlands Municipal code until the Chief Building Official has certified that a valid certificate of occupancy exists as required by this code.

SECTION 109.4.2

Approval of Utility Connections: The Chief Building Official may withhold approval of any or all utility connections for any building if the building has not received approval of its final inspection or if the site work has not been completed, or if the property does not comply with all applicable City code provisions, laws, ordinances or conditions of approval, unless it can be determined that the withholding of any utility would be detrimental to health, property or public welfare. No building or structure is to be occupied or used without the approval of the Chief Building Official or without the issuance of a Certificate of Occupancy.

SECTION 109.4.3

Approval of Utility Connections for Vacant Buildings: The Chief Building Official shall inspect every building when the utility meters have been removed, or the system has been without services for more than a period of 180 days. The property shall comply with all applicable code provisions, laws and ordinances before the approval of utility meters connections. A \$30.00 Special Inspection permit fee shall be paid for the inspection of said property.

15.04.040 UBC Section 312 amended--Group U Occupancies.

Uniform Building Code Chapter 3 is amended by rewriting Section 312 as follows:

SECTION 312

GROUP U OCCUPANCIES shall be:

DIVISION 1 -- Private garages, carports, sheds and agricultural buildings.

DIVISION 2 -- Fences and block walls more than three (3) feet high, retaining walls more than two (2) feet high, tanks and towers.

DIVISION 3 -- Agricultural buildings as defined in Chapter 3, Section 326 of the appendix.

15.04.050 UBC Chapter 9 amended --Fire Suppression

Section 904.2.2 is amended to read as follows:

All occupancies except Group U, Division 2.

1. Except for Group U, Division 2 Occupancies, an automatic sprinkler system shall be installed in all new structures having a floor area of more than 200 square feet (18.6m).
2. Systems installed in Group R, Division 3 Occupancies shall comply with National Fire Protection Association (NFPA) 13D, 1994.
3. Systems installed in Group R, Division 1 Occupancies, except those designed and intended for the exclusive use of senior citizens, shall comply with NFPA 13R, 1994.
4. Systems installed in Group R, Division 1 Occupancies designed and intended for the exclusive use of senior citizens shall comply with U.B.C. Standard No. 9-1; residential or quick-response standard sprinkler heads shall be used in the dwelling unit and guest room portions of the building.
5. Systems installed in all other occupancies shall comply with U.B.C. Standard No. 9-1.

15.04.060 UBC Chapter 15 sections amended--Roof construction.

Uniform Building Code Chapter 15, Roof Construction, is amended by adding Section 1501.1 Fire Retardancy, as follows:

SECTION 1501.1 FIRE RETARDANCY, All new construction and when 50 percent or more of an existing roof is replaced--Roof coverings shall be minimum Class B fire retardant, with the following exception:

(a) In areas located outside the boundaries of the high fire hazard areas as designated by the Chief of the Redlands Fire Department on an official map titled "Roof Classification Zone Map," roof coverings may be installed in buildings of all occupancies, with a minimum Class C rating.

The Roof Classification Zone Map shall be filed in the office of the City Clerk and copies of said map shall be on file in the Office of the Department of Building and Safety and the Central Fire Station.

The Redlands Fire Department Chief shall review the Roof Classification Zone Map each year during the month of June and shall update said map as required using a distance of approximately 1,000 feet from concentrations of natural growth of plants such as brush or trees which would propagate fire as a criteria for said Roof Classification Zone Map.

15.04.070 UBC Section 3206 amended--Awnings.

Chapter 32 of the Uniform Building Code, 1994 Edition, is revised by rewriting Section 3206, Awnings, as follows:

SECTION 3206

(a) **GENERAL.** This section shall apply to awnings projecting over public and/or private property.

(b) **DEFINITIONS.** For the purpose of the section:

AWNING is either a fabric covered appendage or a temporary collapsible shelter of non-combustible materials supported entirely from the exterior wall of a building.

LADDER ACCESS AREA is the air space required for a ladder to rest upon the ground, street, or sidewalk and be supported by a building window sill, permanent appendage, parapet or roof eave at an angle of 75 degrees from the horizontal.

COLLAPSIBLE is the property of an awning which will enable it to be readily collapsible, retractable or capable of being folded against the face of the supporting building without the use of a tool, special effort or special knowledge.

(c) **CONSTRUCTION.** Awnings shall have non-combustible frames but may have fabric coverings. Every awning with non-combustible coverings and every fabric covered awning which projects into the ladder access area, as defined above, shall be collapsible.

EXCEPTION: A fixed awning not more than ten (10) feet in length may be erected over a doorway to the building.

(d) **PROJECTION.** Awnings may extend over public or private property not more than seven (7) feet from the face of the supporting building, but no portion shall extend nearer than two (2) feet to the face of the nearest curb or edge of the traffic way measured horizontally. In no case shall the awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the building nor shall any portion of the awning be closer

to the side or rear property lines than would be permitted by the current edition of the Uniform Building Code for eave overhang.

(e) All portions of an awning shall be at least eight (8) feet above any public or private walkway.

EXCEPTION: Any valance attached to an awning shall not project above the roof of the awning at the point of attachment and shall not extend more than twelve (12) inches below the roof of the awning at the point of attachment, but in no case shall any portion of a valance be less than seven (7) feet in height above a public or private way.

15.04.080 UBC Section 3303.2 amended--Temporary use of streets and alleys.

Uniform Building Code Chapter 33, Protection of Pedestrians During Construction or Demolition, is amended by rewriting Section 3303.2, Temporary Use of Streets and Alleys, to read as follows:

SECTION 3303.2. Temporary Use of Streets and Alleys. Public streets and alleys shall not be utilized by persons doing construction or demolition until proper clearance has been obtained from the City Engineer. Whenever requested, plot plans and construction details shall be submitted to the City Engineer for this review. The City Engineer may approve, modify or deny a request to utilize public streets by persons during construction and/or demolition and his decision shall be based on finding relative to hazards to life and limb, traffic safety and/or to excessive traffic or pedestrian congestion. Where damage to public property could result, proper bonds and insurance as specified by the City Engineer may be required. Failure to obtain proper clearance for use of public property may result in a finding that the materials constitute a public nuisance and a hazard to persons or property and are subject to abatement and/or removal as provided by law.

15.04.090 UBC Appendix Chapter 33 amended--Section 3306--Permits required.

Chapter 33, Section 3306.1 of the Appendix to the Uniform Building Code is amended by adding the following Sections 3306.1.1 and 3306.1.2.

3306.1.1. Grading by public agencies or their agents, in connection with construction or maintenance of roads or facilities for the generation, storage, or transmission of water including flood water or water for the purpose of producing electrical energy, shall be exempt for Section 3306.

3306.1.2. Grading performed by disking or plowing for agricultural purposes in connection with the preparation of soil for crop or animal use shall be exempt from Section 3306.

15.04.100 UBC Appendix Chapter 33 amended--Section 3310--Grading fees.

Chapter 33, Section 3310.1 of the Appendix to the Uniform Building Code shall be amended by deleting the General Fees and adding the following section:

Grading Permit Fees. Table No. 3-G, and 3-H of the Uniform Administrative Code shall be deleted and grading permit fees shall be as determined by the City Council by executive order. The minimum grading plan check fee shall be \$30.00 and the minimum grading permit fee shall be \$60.00. Both fees shall escalate in accordance with the cubic yardage tables set forth in the Uniform Administrative Code.

15.04.102 UBC Appendix Chapter 33 amended--Section 3311--Bonds.

Chapter 33, Section 3311 of the Appendix to the Uniform Building Code is amended by adding the following bond or bond equivalent amount schedule:

The bond or bond equivalent amount schedule shall be as follows:

<u>Area</u>	<u>Required Cash Value</u>
50 cubic yards or less	\$ 300.00
51 to 100 cubic yards	600.00
101 to 1000 cubic yards	1,000.00
1001 to 10,000 cubic yards	2,000.00
10,001 to 100,000 cubic yards	3,000.00
100,001 cubic yards or more	4,000.00

The bond or bond equivalent shall be released after full compliance with all applicable City requirements, including but not limited to City approved grading plans, grading inspections and erosion control measures. Such erosion control measures shall include but not be limited to the planting of slopes as approved by the City or alternate slope design by a licensed engineer using City approved erosion control matting for temporary erosion control and procedures as set forth in the Redlands Municipal Code, as applicable.

15.04.104 UBC Appendix Chapter 34, Section 3411 amended--Smoke detectors.

Chapter 34, Section 3411 of the Appendix to the Uniform Building Code is amended by adding paragraphs 3411.5, 3411.6, 3411.7 and 3411.8.

3411.5. Smoke Detectors--Every dwelling unit in an apartment house and every guest room in a hotel, motel or lodging house (all R-1 group occupancies) used for sleeping purposes shall have been furnished with smoke detectors on or before the eighteenth day of May, 1986. In addition, every single family dwelling, manufactured home, mobile home, and every other building used for sleeping purposes shall be provided with smoke detectors within six months of the effective date of this ordinance.

3411.6. The smoke detector shall be approved and listed by the State Fire Marshal pursuant to California Health and Safety code 13114, and shall conform to the Uniform Building Code Standard No. 43-6. All detectors shall be installed in accordance with approved manufacturer's instructions.

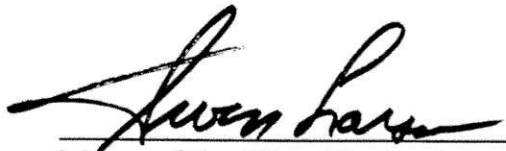
3411.7. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Smoke detectors may be battery operated when installed in existing buildings, or in buildings without commercial power.

3411.8. The owner of the dwelling or sleeping units shall be responsible for testing and maintaining smoke detectors. The smoke detector shall be operable at the time a tenant takes possession of a living or sleeping unit. A tenant shall be responsible for notifying the owner if the tenant becomes aware of an inoperative smoke detector within his or her dwelling or sleeping unit. The owner or authorized agent shall correct any reported deficiencies in the smoke detector and shall not be in violation of this section when she or he has not received notice of the deficiency.

15.04.106 Violation--Penalty.

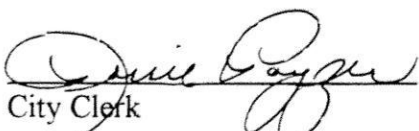
It is unlawful for any person, firm or corporation to do or permit to be done the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any building in violation of the Uniform Building Code, as amended by this Code. Every person who violates any of the provisions of this Code, is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Chapter is committed, continued or permitted. Upon conviction, such person may be punished by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment."

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

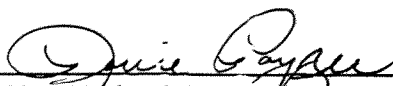
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 5th day of March, 1996, by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None



City Clerk of the City of Redlands