

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

- 15.04 Uniform Codes
- 15.08 Uniform Fire Code
- 15.09 2001 California Building Code
- 15.12 Water Conservation
- 15.14 Streamlined Permitting for Small Residential Rooftop Solar Systems
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Chapter 15.04

UNIFORM CODES

Sections:

- 15.04.010 Adopted.
- 15.04.015 Amendments to 2002 California Plumbing Code.
- 15.04.016 Amendments to the 2001 California Code for Building Conservation.
- 15.04.017 Amendments to the 2001 California Electrical Code.
- 15.04.020 Building inspector.
- 15.04.030 Fee schedules.

15.04.010 Adopted. The following codes as amended or supplemented as provided herein, are adopted and incorporated into this Chapter by reference.

A. The 2001 California Building Standards Administrative Code, promulgated by the State of California;

B. The 2001 California Mechanical Code, promulgated by the State of California;

C. The Uniform Housing Code, 1997 Edition, promulgated by the International Conference of Building Officials;

D. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, promulgated by the International Conference of Building Officials;
E. The 2001 California Plumbing Code, promulgated by the State of California;

F. The 2001 California Code for Building Conservation, promulgated by the State of California;

G. The 2001 California Electrical Code, promulgated by the State of California;

H. The 2001 Uniform Swimming Pool, Spa, and Hot Tub Code, promulgated by the international Association of Plumbing and Mechanical Officials. (Ord. 03-03 §2, 2003; Ord. 99-06 §2, 1999; Ord. 98-03 §1, 1998; Ord. 96-02, 1996; Ord. 93-02, 1993; Ord. 91-1, 1991; Ord. 89-2 §1, 1989; Ord. 87-4 §2, 1987; Ord. 84-13, 1984)

15.04.015 Amendments to 2002 California Plumbing Code. The 2002 California Plumbing Code is amended as follows:

Sections 604 and 710 of the 2001 California Plumbing Code (2000 UPC) are amended as follows:

604.0 Materials.

604.1 Water distribution pipe, building supply water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other approved materials. Asbestos-cement, CPVC, PE, PVC, or PEX water pipe manufactured to recognized standards may be used for cold water distribution systems outside a building. CPVC, PEX water pipe, tubing, and fittings, manufactured to recognized standards may be used for hot and cold water distribution systems within a building. All materials used in the water supply system, except valves and similar devices shall be of a like material, except where otherwise approved by the Administrative Authority.

604.11 PEX.

604.11 Cross-linked polyethylene (PEX) tubing shall be marked with the appropriate standard designation(s) listed in Table 14-1 for which the tubing has been listed or approved. PEX tubing shall be installed in compliance with the provisions of this section.

604.11.1 PEX Fittings.

604.11.1 Metal Insert Fittings and Metal Compressing Fittings used with PEX tubing shall be manufactured to and marked in accordance with the standards for the fittings in Table 14-1.

604.11.2 Water Heater Connections.

604.11.2 PEX tubing shall not be installed within the first eighteen (18) inches (457 mm) of piping connected to a water heater.

710.1. In every case where the outlet of a trap for a plumbing fixture is installed or located at an elevation which is less than two (2) feet above the rim of the nearest manhole uphill from the point of connection of the building sewer to the public sewer in any new or existing drainage system, approved types of backwater valve, relief vent and cleanout approved shall be installed in the building sewer at the point of lowest elevation of the ground surface of the building site outside of the building or at such other location as is permitted by the Building Inspector providing that at any such location, the elevation of the ground surface is not less than two (2) feet below the lowest trap outlet served by the building sewer.

The installation shall consist of an approved fresh air inlet and a Y branch or combination fitting installed in sequence in the line of flow from the building. The vent from this fresh air inlet shall be piped to the ground surface and capped with a vent cap. Provision shall be made by elevation above the ground or by other means for preventing the obstruction of the vent opening or the flow of water therein. The cleanout shall be placed as close to the valve as it practical and shall be piped to within one (1) foot of the ground surface and closed with an approved cleanout plug. Every existing installation which includes a plumbing fixture trap outlet which is less than two (2) feet above the rim of the nearest manhole uphill from the point of connection of the building sewer to the public sewer is hereby declared to be dangerous, unsanitary and a menace to life, health and property. Whenever it shall come to the attention of the Building Inspector that such an installation exists, he or she is hereby empowered to order and require that such plumbing outlet be immediately plugged or capped, or that the equipment described in the preceding paragraph of this section be installed immediately. (Ord. 03-03 §3, 2003; Ord. 98-03 §1, 1998; Ord. 96-02, 1996; Ord. 93-02, 1993; Ord. 84-13, 1984)

15.04.016 Amendments to the 2001 California Code for Building Conservation. The 2001 California Code for Building Conservation is amended by replacing the first sentence of Section A102.1 to read as follows:

The provisions of this Chapter may apply to all existing buildings having at least one unreinforced masonry-bearing wall.(Ord. 03-03 §4, 2003; Ord. 98-03 §1, 1998; Ord. 96-02, 1996; Ord. 93-02, 1993; Ord. 84-13, 1984).

15.04.017 Amendments to the 2001 California Electrical Code. Articles 110, 210, 336, 690, 692, and 695 of the 2001 California Electrical Code (1999 NEC) are amended as follows:

Article 110.26(c) Access and Entrance to Working Space. 110.26(c) For equipment rated 1200 amperes or more and over 6-feet (1.83 m) wide, there shall be one entrance not less than 24-inches (610 mm) wide and 6½ feet (1.98 m) high at the end of the working space. Where the entrance has a personnel door(s), the door(s) shall open in the direction of egress and be equipped with panic bars, pressure plates or other devices that are normally latched but open under simple pressure.

Article 210.12(b) Dwelling Unit Bedrooms. 210.12(b) All branch circuits that supply 125-volt, single -phase, 15 and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.

Article 336-4 Uses Permitted. 336-4 Type NM, Type NMC, and Type NMS cables shall be permitted to be used in the following:

(1) One and Two-Family dwellings.

(2) Multi-family dwellings permitted to be of Types III, IV, and V construction except as prohibited in 336-5. Cables shall be concealed within walls, floors, or ceilings that provide a thermal barrier of metal that has at least a 15-minute finish rating as identified in listings of fire-rated assemblies.

Article 625.29(d) (1) Ventilation Required. 625.29(d) (1) Table Values: For supply voltages and currents specified in Table 625-29 (D) (1) or 625-29 (D) (2). The minimum ventilation requirements shall be as specified in Table 625-29(D) (1) or Table 625-29(D) (2) for each of the total number of electric vehicles that can be charged at one time.

Article 690 Solar Photovoltaic Systems. 690 Article 690 of the 2002 NEC may be substituted in its entirety for the installation of photovoltaic systems.

Article 692 Fuel Cell Systems. 692 Article 692 of the 2002 NEC is hereby adopted in its entirety.

Article 695 Fire Pumps. 695 Article 695 of the 2002 NEC is hereby adopted in its entirety. (Ord. 03-03 §5, 2003)

15.04.020 Building inspector. The office of building inspector, plumbing inspector and other offices provided in the uniform codes mentioned in Section 15.04.010 are consolidated into one office known as the office of building inspector. (Ord. 98-03 §1, 1998; Ord. 87-4 §3, 1987; 84-3, 1984)

15.04.030 Fee schedules. The city council may by resolution adopt fee schedules relating to the processing of applications for permits for various aspects of development in the city, including but not limited to the subject matter of the uniform codes mentioned in Section 15.04.010 of this chapter. (Ord. 98-03 §1, 1998; Ord. 87-4 §4, 1987; 84-13, 1984)

Chapter 15.08

UNIFORM FIRE CODE

Sections:

15.08.010 Adoption.

15.08.020 Definitions.

15.08.030 Permit Refusal & Appeal.

15.08.040 Amendments to Fire Code.

15.08.050 Section 103.3.1.2 Amended--Inspection and Enforcement/Right of Entry.

15.08.055 Deletion.

15.08.060 Section 902.2.1 Amended--Fire access.

15.08.063 Section 902.2.2.5 Amended-Bridges.

15.08.070 Section 902.2.4.1 Amended--Obstruction and control of fire apparatus access.

15.08.080 Section 1003.1.2 Amended--Fire-extinguishing System.

15.08.090 Section 1003.3.1 Amended--Sprinkler System Supervision Alarms.

15.08.100 Section 1102.3.1 Amended--Incinerators, open burning and commercial barbecue pits.

15.08.110 Section 1102.4.1 deleted.

15.08.120 Section 1103.2.2 Amended--Storage and Accumulation of Rubbish and Vegetation.

15.08.130 Section 7902.1 Amended--Flammable & Combustible Liquids.

15.08.010 Adoption. For the purpose of prescribing regulations governing the conditions hazardous to life and property from fire or explosion, that certain code known as the 2001 California Fire Code and Appendix Chapters (I-A, I-B, I-C, II-A, II-B, II-C, II-D, II-E, II-I, III-A, III-B, III-BB, III-C, III-D, IV-A, IV-B, V-A, VI-A, VI-B, VI-C, VI-G, VI-H, published by the State

of California, being particularly the 2001 Edition thereof and the whole thereof, save and except such portions as are deleted, modified or amended in this Chapter 15.08, a copy of which Fire Code and Appendix Chapters is on file in the office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which the ordinance codified in this Chapter shall take effect, the provisions thereof shall be controlling within the limits of the City. (Ord. 03-03 §6, 2003; Ord. 99-06 §4, 1999; Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.020 Definitions. Whenever the following words or phrases are used within the Fire Code, they shall have the following meanings:

- A. "Corporation counsel" means the City Attorney or the City of Sand City.
- B. "Fire Chief" means the Fire Chief of the Fire Department of the City of Monterey.
- C. "Fire Department" means the Fire Department of the City of Monterey.
- D. "Municipality" means the City of Sand City. (Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)
- E. "Fire Code" means the Fire Code and Appendix referred to in Section 15.08.010. (Ord. 03-03 §7, 2003)

15.08.030 Permit Refusal & Appeal. Whenever the Fire Chief has disapproved an application or refused to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly intermitting, the applicant may appeal to the City Council by submitting, in writing, to the City Clerk an appeal on the decision of the Fire Chief. Such appeal shall be submitted within thirty (30) days of the decision being appealed. The City Clerk shall place such appeal before the City Council at its next regular meeting after proper public notification. Any decisions of the City Council shall be final and not subject to further appeal. (Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.040 Amendments to Fire Code. The amendments set forth in the following Sections in this Chapter 15.08 are amendments to the Fire Code. Whenever any of the amendments in the following Sections conflict with the Building Code in force at the time of application of such amendments, the amendments set forth in this Chapter shall control. (Ord.

03-03 §8, 2003; Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.050 Section 103.3.1.2 Amend- ed--Inspection and Enforcement/ Right of Entry. Section 103.3.1.2 is amended as set forth below:

Section 103.3.1.2 If any person fails to comply with the orders of the Chief or if the Chief is unable to locate the owner, operator, occupant or other person responsible within a reasonable time, the Chief or authorized representatives of the Chief may take such steps as are necessary to abate the hazard for the protection of the public health and safety. In no event is notice necessary for abatement when the hazard is a clear and present danger to the public welfare. All costs related to such abatement shall be payable upon demand or shall become a lien on the subject property. (Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.055 Deletion. Section 105 of the California Fire Code is deleted. (Ord. 03-03 §9, 2003)

15.08.060 Section 902.2.1 amended--Fire access. Section 902.2.1 is amended as set forth below:

Section 902.2.1 Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from a fire apparatus access as measured by an approved route around the exterior of the building or facility. The City may require the owner of the property or premises to dedicate an easement for emergency access over said property to insure continued compliance with this section. Said easement shall not confer any rights to the public for access but shall be limited to use by emergency vehicles. Said easements shall require the owner to maintain the access with minimum vertical and horizontal clearances. Said easement shall also confer upon the City such police power jurisdiction as is necessary to keep the access clear, including the right to establish parking restrictions on said easement, post and maintain signs giving notice thereof, to prosecute violators and tow away vehicles blocking the access. (Ord. 99-6 §5, 1999); Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.063 Section 902.2.2.5 Amend- ed-Bridges. Section 902.2.2.5 of the Uniform Fire Code is amended as set forth below:

A. 902.2.2.5.1 Bridges. When a private bridge is required to be used as

part of a fire apparatus access road, it shall be constructed and maintained in accordance with the applicable sections of the Uniform Building Code and using designed live load of fire apparatus.

B. 902.2.2.5.2 Construction. Every private bridge hereafter constructed shall meet the following requirements:

(1) Weight: Shall be designed for a minimum of HS20-44 loading as prescribed by the American Association of State Highways and Transportation Officials.

(2) Height: Not less than 15 vertical feet clearance. In areas where a grade change requires a greater vertical clearance, the Chief may determine the clearance width.

(3) Width: Shall be a minimum of 20 feet clear width. The Chief may require additional width when the traffic flow may be restricted or reduce the width to a minimum of twelve feet (12ft.) for Occupancy Group U-1, U-2, or R-3 occupancies.

(4) Grade Change: The maximum grade change of the approach to and exiting from any private bridge shall not exceed 8% for a distance of 10 feet.

C. 902.2.2.5.3 Certification. Every private bridge hereafter constructed shall be engineered by a licensed structural or civil engineer knowledgeable and experienced in the engineering and design of bridges. Certification that the bridge complies with the design standards required by the section and the identified standards shall be provided by the licensed engineer, in writing, to the Chief.

D. 902.2.5.3.1 Recertification. Every private bridge shall be recertified every ten years or whenever deemed necessary by the Chief. Such recertification shall be in accordance with the requirements of Section 902.2.5.3 above.

E. 902.2.2.5.3.4 Signage. All private bridges shall be posted and maintained with a sign acceptable to the Chief indicating the maximum load limits.

(Ord. 99-6, §6, 1999)

15.08.070 Section 902.2.4.1 Amend- ed--Obstruction and control of fire apparatus access. Section 902.2.4.1 is amended as set forth below:

Section 902.2.4.1 The required width of a fire apparatus access road shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

Exceptions: 1. Automatic closing electric gates may be allowed for private roads provided they are in conformance with Fire Department standard details and specifications for electric gates on private roads and provided with an approved Rapid Entry System. (Ord. 99-06, §7, 1999)

2. Manual gates may be allowed on a case-by-case basis as approved by the Fire Chief and provided with an approved Rapid Entry system. (Ord. 99-06 §7, 1999; Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.080 Section 1003.1.2 Amend- ed--Fire-extinguishing System.
Section 1003.1.2 is amended as set forth below:

Section 1003.1.2 (Standards)

(a) General. Fire-extinguishing systems shall be installed in accordance with the Building Code and this Code.

(b) Standards. Fire-extinguishing systems shall comply with the applicable Building Code and the 1996 edition of the National Fire Protection Association Standards.

Exceptions: 1. Automatic fire-extinguishing systems not covered by the Building Code or NFPA shall be approved and installed in accordance with the approved standards.

2. Automatic fire-extinguishing systems are required in Group R, Division 3 Occupancies; one and two-family dwellings and mobile homes shall comply with NFPA Standard 13D.

(a) All fire-extinguishing systems installed in accordance with NFPA Standard 13D and 13R shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration, or at 50 psi above static pressure in excess of 150 psi for a two-hour duration.

(b) When a storage tank is utilized for both domestic water supply and fire protection purposes, a low-water alarm shall be provided. The low-water alarm shall activate when the water level falls below 110 percent of the minimum quantity required for the fire protection system it is supplying.

(c) Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut-off both the domestic and sprinkler systems and a separate shut-off valve for the domestic system only. The location of the control valve shall be approved by the fire jurisdiction having authority. A separate shut-off valve is not required for the domestic water supply in multipurpose piping systems.

(d) Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the kitchen refrigerator circuit.

(e) Attached garages shall be sprinklered. (Ord. 99-06 §8, (1999); Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.090 Section 1003.3.1 Amended--Sprinkler System Supervision Alarms. Section 1003.3.1 is amended as set forth below:

Section 1003.3.1 All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electronically supervised. Valve supervision and water flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved U.L. (listed) central station.

Exception: 1. In Group R, Division 3 Occupancies, supervised alarm systems are not required. (Ord. 99-06 §9, 1999; Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.100 Section 1102.3.1 Amended--Incinerators, open burning and commercial barbecue pits. Section 1102.3.1 is amended as set forth below:

Section 1102.3.1 General. Open burning shall be prohibited including outdoor rubbish fires and bonfires, unless (1) the fire is confined to an approved incinerator as defined by the Uniform Mechanical Code and authorized by the Monterey Bay Air Pollution Control District, (2) the open fire is for the explicit purpose of preparing food, such as in the case of a luau, barbecue, and the like, or (3) a special condition or circumstance exists and written authorization is granted by the Chief. (Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.110 Section 1102.4.1 Deleted.

Section 1102.4.1 is deleted. (Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.120 Section 1103.2.2 Amend- ed--Storage and Accumulation of Rubbish and Vegetation. Section 1103.2.2 is amended as set forth below:

Section 1103.2.2 Rubbish within Dumpsters. All rooms or above outside areas, adjacent to building or underneath roof overhangs or when located nearer than 10 feet to adjacent property line, used for storage of combustible waste materials in other than Group R, Division 3 occupancies shall be protected by automatic sprinkler protection. Such sprinklers may be connected to the domestic water supply, provided sufficient coverage of the area is provided and approved accessible shutoff valve is provided for each room or area.

Exception: 1. Trash area adjacent to slid brick or concrete walls with no openings or eaves are not required to be protected by automatic sprinkler system(s). (Ord. 99-06 §10, 1999; Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

15.08.130 Section 7902.1 Amended-Flammable & Combustible Liquids. Section 7902.1 is amended as set forth below:

Section 7902.1 Storage of Class I and Class II liquids in aboveground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited except as permitted by the Zoning Ordinance. (Ord. 98-03 §2, 1998; Ord. 96-02, 1996; Ord. 86-5, 1986)

Chapter 15.09

2001 CALIFORNIA BUILDING CODE

Sections:

15.09.010 Adoption.

15.09.020 Application of Amendments

15.09.025 Section 213 of the California Building Code, 2001 Edition.

15.09.030 Section 902 Amended--Standards of Quality for Fire Protection Systems.

15.09.040 Section 903 Amended-- Definitions.

- 15.09.050 Sections 904.1 Amended-General.**
- 15.09.052 Section 904.1.2 Amended--Standards.**
- 15.09.054 Section 904.2 Amended-Automatic Fire-Extinguishing Systems.**
- 15.09.060 Section 2320.11.3 Amended--Bracing.**
- 15.09.070 Section 1612.3.2, Alternate Basic Load Combinations.**
- 15.09.080 Section 1629.4.2, Seismic Zone 4 Near-Source Factor.**
- 15.09.090 Section 1630.2.3.4, Horizontal Distribution.**
- 15.09.100 Section 1630.2.3.5., Applicability.**
- 15.09.110 Section 1630.4.2, Vertical Combinations.**
- 15.09.120 Section 1630.7, Horizontal Torsional Moments.**
- 15.09.130 Section 1630.8.2.1, General.**
- 15.09.140 Section 1630.10.2, Calculated.**
- 15.09.150 Section 1633.2.2, Deformation Compatibility.**
- 15.09.160 Table 16-N, Structural Systems.**
- 15.09.170 Section 1915.2.2, Base Area of Footing.**
- 15.09.180 Section 2204.1 (Load & Resistance Factor Design) and 2204.2, (Allowable Stress Design).**
- 15.09.190 Section 2205.3, Seismic Design Provision for Structural Steel.**
- 15.09.200 Division IV, Seismic Provisions for Structural Steel Buildings.**
- 15.09.210 Section 2211, Adoption.**
- 15.09.220 Section 2212, General.**
- 15.09.230 Section 2213, Amendments.**
- 15.09.240 Division III, Design Specifications for Allowable Stress Design of Wood Buildings.**
- 15.09.250 Section 2316.1, Adoption and Scope.**
- 15.09.260 NDS Supplement, Table 5A.**
- 15.09.270 Section 2320.11.3, Items 5 (Gypsum Board Bracing) and 7 (Portland Cement Plaster on Studs).**

15.09.010 Adoption. For the purpose of prescribing regulations governing conditions to the development of better building construction and greater safety to the public by uniformity in building laws, that certain code known as the 2001 California Building Code and Appendix Chapters 4 (Division I), 12 (Division II), 15, and 33, 1997 edition promulgated by the State of California, being particular of the 2001 Edition thereof and the whole thereof, save and except such portions as they are deleted, modified or amended in the Ordinance codified in this Chapter, a copy of which is now on file in the office of the City Clerk, and the same are adopted and incorporated as fully as if set out at length in this chapter, and from the date on which the Ordinance codified in this chapter shall take effect, the

provisions thereof shall be controlling within the limits of the City. (Ord. 03-03 §10, 2003; Ord. 99-06 §11, 1999; Ord. 98-03 §3, 1998; Ord. 96-02, 1996; Ord. 93-02, 1993)

15.09.020 Application of Amendments. Whenever the amendments to the Building Code referred to in Section 15.09.010 which are set forth in the remaining sections of this Chapter 15.09 conflict with the provisions of said Building Code, the provisions of this Chapter 15.09 shall control. (Ord. 03-03 §11, 2003; Ord. 99-06 §12, 1999)

15.09.025 Section 213 of the California Building Code, 2001 Edition. Section 213 of the California Building Code, 2001 Edition, is hereby amended to read as follows:

Section 213. Light-Frame Construction. Light-Frame Construction is a type of construction whose vertical and horizontal structural elements are primarily framed by a system of repetitive wood or light gauge steel framing members, and which does not use structural concrete as floor or roof diaphragm. (Ord. 03-03 §12, 2003)

15.09.030 Section 902 Amended--Standards of Quality for Fire Protection Systems. Section 902 of the Uniform Building Code is amended by adding the following provisions:

All fire-extinguishing systems, including automatic sprinkler systems, Classes I, II and III, and combined standpipes, special automatic extinguishing systems, basement pipe inlets, smoke-control systems, and smoke and heat vents shall be approved and shall be subject to such periodic tests as may be required. (Ord. 99-06 §13, 1999)

15.09.040 Section 903 Amended-- Definitions. Section 903 of the Uniform Building Code is hereby amended by adding a definition of "Total Floor Area" and changing the definition of "Standpipe System" as set forth below:

A. Total Floor Area. This is the sum of all stories, whether or not the area may have separation walls as specified in Section 504.

Exceptions. Each portion of a building separated by one or more area separation walls may be considered a separation building, provided the area separation walls meet the following requirements:

(1) Area separation wall shall be without openings and shall be not less

than four-hour fire-resistive construction with Types I, II-F.R., III, and IV buildings and two-hour fire-resistive construction in Type II, one-hour II-N or V building.

(2) Area separation walls shall extend to the outer edges of horizontal projection elements, such as balconies, roof overhangs, canopies, marquees, or architectural projections. Notwithstanding the above, when horizontal projection elements do not contain concealed spaces, the area separation wall may terminate at the exterior wall. When the horizontal projection elements contain concealed spaces, the area separation wall need only extend through the concealed space to the outer edges of the projecting elements. The exterior walls and the projection elements above shall be of not less than one-hour fire-resistive construction for a distance not less than the depth of the projecting elements on both sides of the area separation wall. Openings within such widths shall be protected by fire assemblies having a fire protection rating of not less than three-fourths hour.

(3) Area separation walls shall extend from the foundation to a point at least 30 inches above the roof.

Notwithstanding the above:

1. Area separation walls may terminate at the underside of the roof sheathing, deck or slab, provided the roof-ceiling assembly is of at least two-hour fire-resistive construction.

2. Two-hour area separation walls may terminate at the underside of the roof sheathing, deck or slab, provided:

(a) Where the roof-ceiling framing elements are parallel to the walls, such framing shall be not less than one-hour fire-resistive construction for a width of not less than five (5) feet on each side of the wall.

(b) Where roof-ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall be of not less than one-hour fire-resistive construction.

(c) Openings in the roof shall not be located within 5 feet of the area separation wall.

(d) The entire building shall be provided with not less than a Class A roof covering as specified in Table No. 15-A.

3. Two-hour area separation walls may terminate at roofs of entirely noncombustible construction.
4. Parapets of area separation walls shall have noncombustible faces for the uppermost 18 inches, including counter flashing and coping materials.
5. Where an area separation wall separates portions of a building having different heights, such wall may terminate at a point 30 inches above the lower roof level, provided the exterior wall for a height of 10 feet above the lower roof is of one-hour fire-resistive construction with openings protected by assemblies having a three-fourths-hour fire-protection rating.

Notwithstanding the above:

The above separation wall may terminate at the underside of the roof sheathing, deck or slab of the lower roof, provided:

- (a) Where the roof-ceiling framing elements are parallel to the wall, such framing and elements supporting such framing shall be of not less than one-hour fire-resistive construction for a width of 10 feet along the wall at the lower roof.
- (b) Where the lower roof-ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall be of not less than one-hour fire-resistive construction.
- (c) Openings in the lower roof shall not be located within 10 feet of the area separation wall.

B. Standpipe System. Is a wet or dry system of piping, valves, outlets and related equipment designed to provide water at specified pressures and installed exclusively for the fighting of fires, including the following:

Class I. Is a standpipe system equipped with 2 ½-inch outlets.

Class II. Is a standpipe system directly connected to a water supply and equipped with 1 ½-inch outlets and hose.

Class III. Is a standpipe system directly connected to a water supply and equipped with 2 ½-inch outlets or 2 ½-inch and 1 ½-inch outlets when a 1 ½-inch hose is required. Hose connections for Class III systems may be made through 2 ½-inch hose valves with easily removable 2 ½-inch by 1

½-inch reducers.

Combined System. A combined system is one wherein the water piping services both 2 ½-inch outlets for Fire Department use and outlets for automatic sprinklers.

Fire Department Hose Connection. This is a connection through which Fire Department can pump water.

Automatic Fire-Extinguishing System. This is an approved system of devices and equipment which automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of the fire. (Ord. 99-06 §14, 1999; Ord. 98-03 §3, 1998; Ord. 96-02, 1996; Ord. 93-02, 1993)

15.09.050 Sections 904.1 Amended-- General. Section 904.1.1 of the Uniform Building Code is amended to read as follows:

Section 904.1.1 General. All fire- extinguishing systems required in this Code shall be installed in accordance with the requirements of this Chapter. Fire hose threads used in connection with fire-extinguishing systems shall be National Standard hose threads or as approved by the Fire Department. In buildings used for high-pile combustible storage, fire protection shall be in accordance with Fire Department findings. The location of all Fire Department hose connections and the main control valve (i.e. Post Indicator Valve) shall be approved by the Fire Chief.

All automatic sprinkler systems, other than those installed in detached single and two-family dwellings defined as R-3 occupancies and Group U occupancies in this Code, shall be provided with supervision of all control valves and flow alarm signal devices. Valve supervision and flow alarm signals shall be transmitted to an approved Underwriters Laboratory listed central station.

Installation, inspection, and maintenance of the fire alarm system required by this Section shall be in conformance with Underwriters Laboratory and the National Fire Protection Association Standards established in the national Fire Alarm code, NFPA-72, 1996 Edition, including amendments thereto, as may be made from time to time. (Ord. 99-06 §15, 1999)

15.09.052 Section 904.1.2 Amended --Standards. Section 904.1.2 of the Uniform Building Code is amended to read in its entirety as follows:

Section 904.1.2 Standards. Fire-extinguishing systems shall comply with Uniform Building Code Standards Number 9-1, 9-2 and applicable National Fire Code Standards for type of system being installed. The minimum hazard classification shall be designed to meet “Ordinary Hazard, Group 2.”

Exception: 1. Automatic sprinkler systems may be connected to the domestic water supply main when approved by the Fire Chief, provided the domestic water supply is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements. In such cases, the sprinkler system connection shall be made between the public water main or meter and the building shutoff valve. There shall not be intervening valves or connections. The Fire Department connection may be omitted when approved by the Fire Chief. (Ord. 99-06 §16, 1999)

15.09.054 Section 904.2 Amended- Automatic Fire-Extinguishing Systems. Section 904.2 of the Uniform Building Code is amended to read in its entirety as follows:

Section 904.2.12 Use of Plastic Piping Material. The use of plastic piping material shall be authorized only when installed in accordance with Fire Department Policies Related to Plastic Piping materials to be Utilized in Automatic Fire Sprinkler Systems.(Ord. 03-03 § 14, 2003)

Section 904.2. General. Automatic fire-extinguishing systems installed in A, B, E, F, H, I, M, R and S occupancies shall comply with the provisions of this Section.

Section 904.2.1 Where Required. Automatic sprinkler systems shall be installed and maintained in operable condition as specified in this Chapter in the following locations:

Section 904.2.2 In all Group A, B, E, F, H, I, M, R and S Occupancies.

(1) In every story of all buildings when the floor area exceeds one thousand five hundred (1500) square feet and there is not provided at least twenty (20) square feet of opening entirely above the adjoining ground level in each fifty (50) lineal foot or fraction thereof of exterior wall in the story or basement on at least one side of the building.

Opening shall be accessible to Fire Department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be

accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than seventy-five (75) feet from such openings, the story shall be provided with an approved automatic sprinkler system or openings as specified above shall be provided on two side of an exterior wall of the story.

If any portion of a basement is located more than seventy-five (75) feet from openings required in this Section, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of the rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing. In all rooms or above outside areas, adjacent to building or underneath roof overhangs or when located nearer than ten (10) feet to adjacent property line, used for storage of combustible waste materials in other than Group R, Division 3 occupancies. Such sprinklers may be connected to the domestic water supply, provided sufficient coverage of the area is provided and an approved accessible shutoff valve is provided for each room or area.
3. In rooms where nitrate film is stored or handled.
4. In protected combustible fiber storage vaults as defined in the Fire Code.

Section 904.2.3 In Group A Occupancies.

Section 904.2.3.1 Drinking Establishments. In drinking establishments where the total floor area exceeds five thousand (5000) square feet, or which are forty (40) feet or more in height, or which are three or more stories in height, however, increases in area and height specified in Sections 505 and 506 shall be permitted.

Section 904.2.3.2 Basements. When the basement is larger than 1,500 square feet in floor area.

Section 904.2.3.3 Exhibition and display rooms. When the exhibition or display room is larger than 12,000 square feet in floor area.

Section 904.2.3.4 Stairs. In any enclosed usable space below or over a stairway in Group A, Divisions 2, 2.1, 3, and 4 occupancies. See Section 1005.3.3.6.

Section 904.2.3.5. Multi theater complexes. In every building containing a Multi theater complex.

Section 904.2.3.6. Amusement build- ings. In all amusement buildings. The main water flow switch shall be electrically supervised. The sprinkler main cutoff valve shall be supervised. When the amusement building is temporary, the sprinkler water-supply system may be of an approved temporary type.

Exception: An automatic sprinkler system need not be provided when the floor area of a temporary amusement building is less than 1,000 square feet in floor area and the exit travel distance from any point is less than 50 feet.

Section 904.2.3.7 Stages. Under the roof and gridiron, in the tie and fly galleries and in all places behind the proscenium wall of stages, over enclosed platforms in excess of five hundred (500) square feet in area and in dressing rooms, workshops and storerooms accessory to such stages on enclosed platforms.

Exceptions: (i) Stages or enclosed platforms open on three or more sides.

(ii) Altars, pulpits, or similar plat- forms and their accessory rooms.

Section 904.2.4 In Group E Occupancies.

Section 904.2.4.1. Throughout buildings containing a Group E, Division 1 Occupancy.

Exceptions: (i) When each room used for instruction has at least one exterior exit door at ground level and when rooms used for assembly purposes have at least one half of the required exits directly to the exterior ground level, a sprinkler system need not be provided.

(ii) When as area separation walls, or occupancy separations having a fire- resistive rating of not less than two hours subdivide the building into separate compartments such that each compartment contains an aggregate floor area not greater than 2,000 square feet in floor area an automatic sprinkler system need not be provided.

Section 904.2.4.2 Basements. In basements larger than one thousand five hundred (1500) square feet in floor area.

Section 904.2.4.3 Stairs. In any enclosed usable space below or over a stairway. See Section 1003.3.6.

Section 904.2.5. In Group F Occupancies.

Section 904.2.5.1 Woodworking occupancies. In Group F wood- working occupancies over 2,500 square feet in areas that use equipment, machinery or appliances that generate finely divided combustible waste or that use finely divided combustible materials.

Section 904.2.6. In Group H Occupancies.

Section 904.2.6.1. In Group H Divisions 1, 2, 3, and 7 occupancies.

Section 904.2.6.2. In Group H, Division 4 occupancies.

Section 904.2.6.3. In Group H, Division 6 occupancies.

Section 904.2.7. In Group I Occupancies. In Group I, Division 1.1 and Group I, Division 2 Occupancies, approved quick-response or residential sprinklers shall be installed throughout patient sleeping areas. (Ord 03-03 §13, 2003)

Exception: In jails, prisons, and reformatories, the piping system may be dry, provided a manually operated valve is installed at a continuously monitored location. Opening of the valve will cause the piping system to be charged. Sprinkler heads in such systems shall be equipped with fusible elements or the system shall be designed as required for deluge systems in UBC Standard No. 9-1.

Section 904.2.8 Group B, F, M & S Occupancies. In Group B, F, M, and S occupancies where the total floor area exceeds five thousand (5,000) square feet, or which are forty feet (40ft.) or more in height, or which are three or more stories in height. However, increases for area and height specified in Sections 505 and 506 shall be permitted.

Section 904.2.9. Group R, Division 1 Occupancies. In Group R, Division 1 occupancies where the total floor area exceeds ten thousand (10,000) square feet or which are three or more stories in height, however,

increases for area and height specified in Section 505 and 506 shall be permitted.

Exceptions: (i) In Group R, Division 1 occupancies where the design of the building creates an interior corridor, or the occupancy is mixed with a Group A, B, E, F, H, I, M or S occupancy, the total floor area shall be reduced to five thousand (5000) square feet.

(ii) Automatic sprinkler systems in Group R, Division 1 occupancies shall meet the requirements of NFPA 13, NFPA 13-R, or a modification thereof, as established by the Fire Chief. If the provisions of Section 904.2.9 of the Uniform Building Code are more restrictive than the provisions of the Sand City Municipal Code, the provisions of Section 904.2.9 of the Uniform Building Code shall apply.

Section 904.2.9.1 Group R, Division 3 Occupancies. In Group R, Division 3 occupancies where the floor area exceeds five thousand (5,000) square feet, or which are three or more stories in height, however, increases for area and height specified in Section 505 and 506 shall be permitted.

Automatic sprinkler systems in Group R, Division 3 occupancies shall meet the requirements of NFPA 13, NFPA 13-D, or a modification thereof, as established by the Fire Code.

Section 904.2.10 Repairs, Alterations, and Additions. In all buildings, except where otherwise provided herein in this Section 904, where the total floor area exceeds five thousand (5000) square feet, or which are forty (40) feet or more in height, or which are three or more stories in height, they shall be made to comply with the provision of this Section 904.

In all buildings where the total floor area exceeds five thousand (5000) square feet, or which are forty (40) feet or more in height, or which are three or more stories in height, if repairs or alterations are made exceeding twenty-five (25) percent of the current market value of the building and property as shown in records of the County Assessor within any three hundred and sixty (360) day period, such buildings shall be made to comply with the provisions of this Section.

For the purpose of this section, valuation shall be determined by the replacement costs of the existing structure based upon the most recent "Building Valuation Data" contained in "Building Standards" published by the International Conference of Building Officials. The intent of this

provision is to allow the use of a less restrictive application (if applicable) to determine if repair, alterations or additions are twenty-five (25%) percent or more of the value of the building.

As used in this Section 904.2.10 the following words shall have the following meanings:

Repair. It is the reconstruction or renewal of any part or any existing building or structure for the purpose of its maintenance.

Alteration. It is any change, addition, or modification in construction of occupancy.

Exception: Projects where the sole purpose is for seismic upgrade. (Ord. 03-03, §15, 2003)

Section 904.2.11 Commercial Cooking Equipment Hood and Duct Systems. All occupancies containing cooking equipment in commercial, industrial, institutional, and similar cooking applications shall have installed and maintained an automatic fire-extinguishing system approved by the Fire Chief.

All non-conforming restaurant cooking appliances, hood and duct systems, and fire extinguishing systems found to exist as of the effective date of sand City Ordinance No. 96-02 shall be made to conform to the requirements of this Section within ninety (90) days of notification. It shall thereafter be unlawful for any person to maintain or suffer to be maintained any non-conforming restaurant cooking appliance on any property owned or controlled by said person within the City of Sand City. (Ord. 03-03, §14, 2003; Ord. 99-06 §17, 1999; Ord. 98-03 §3, 1998; Ord. 96-02, 1996; Ord. 93-02, 1993)

15.09.060 - Section 2320.11.3 Amend

ed--Bracing. Section 1612.3.1 of the California Building Code is hereby amended to read as follows:

1612.3.1 Basic load combinations. Where allowable stress design (working stress design) is used, structures and all portions thereof shall resist the most critical effects resulting from the following combination of loads:

D (12-7)

$D + L + (L_r \text{ or } S)$ (12-8)

$$D + (W \text{ or } E/1.4)(12-9)$$

$$0.9 + 0.75[L + (L_r \text{ or } S) + (W \text{ or } E/1.4)] (12-10)$$

No increase in allowable stresses shall be used with these load combinations except as specifically permitted elsewhere in this code and the duration of load increase permitted in Division III of Chapter 23. (Ord. 03-03, §16, 2003; Ord. 99-06 §18, 1999)

15.09.070 - Section 1612.3.2, Alternate Basic Load Combinations.

Section 1612.3.2 of the California Building Code is hereby amended to read as follows:

1612.3.2 Alternate Basic Load Combinations: In lieu of the basic load combinations specified in Section 1612.3.1, structures and portions thereof shall be permitted to be designed for the most critical effects resulting from the following load combinations. When using these alternate basic load combinations, a one-third increase shall be permitted in allowable stresses for all combinations including W and E, but not concurrent with the duration of load increase permitted in Division III of Chapter 23.

$$D + L + (L_r \text{ or } S)(12-12)$$

$$D + L + (W \text{ or } E/1.4) (12-13)$$

$$D + L + W + S/2 (12-14)$$

$$D + L + S + W/2 (12-15)$$

$$D + L + S + E/1.4(12-16)$$

$$0.9D \pm E/1.4 (12-16-1)$$

Exceptions: 1. Crane hook loads need not be combined with roof live load or with more than three fourths of the snow load or one half of the wind load. 2. Design snow loads of 30 psf (1.44 kN/m²) or less need not be combined with seismic loads. Where design snow loads exceed 30 psf (1.44 kN/m²), the design snow load shall be included with seismic loads, but may be reduced up to 75 percent where consideration of siting, configuration and load duration warrant when approved by the building official. (Ord. 03-03 §16, 2003)

15.09.080 - Section 1629.4.2, Seismic Zone 4 Near-Source Factor.

Section 1629.4.2 of the California Building Code is hereby amended to read as follows:

Section 1629.4.2. Seismic Zone 4 near-source factor. In Seismic Zone 4, each site shall be assigned a near source factor in accordance with Table 16-S and the Seismic Source Type set forth in Table 16-U. The value of N_a used in determining C_a need not exceed 1.1 for structures complying

with all the following conditions:

1. The soil profile type is S_A , S_B , S_C or S_D
2. $\phi = 1.0$.
3. Except in single-story structures, Group R, Division 3 and Group U, Division 1 Occupancies, moment frame systems designated as part of the lateral-force-resisting system shall be special moment-resisting frames.
4. The provisions in Section 9.6a and 9.6b of AISC - Seismic Part 1 shall not apply, except for columns in one-story buildings or columns at the top story of multi-story buildings.
5. None of the following structural irregularities is present: Type 1, 4, or 5 of Table 16-L, and Type 1 or 4 of Table 16-M. (Ord 03-03 §18, 2003)

15.09.090 - Section 1630.2.3.4, Horizontal Distribution. Section 1630.2.3.4 of the California Building Code is amended to read as follows:

16.30.2.3.4 Horizontal Distribution. Diaphragms constructed of untopped steel decking or wood structural panels or similar light frame construction are permitted to be considered as flexible. (Ord. 03-03 §19, 2003)

15.09.100 - Section 1630.2.3.5, Applicability. Section 1630.2.3 of the California Building Code is amended by adding Section 1630.2.3.5 to read as follows:

Section 1630.2.3.5 Applicability. Sections 1630.1.2, 1630.1.3, 1630.2.2, 1630.5, 1630.9, 1630.10, and 1631 shall not apply when using the simplified procedure.

Exception: For buildings with relatively flexible structural systems, the building official may require consideration of $P\Delta$ effects and drift in accordance with Sections 1630.1.3, 1630.9, and 1630.10. Δ s shall be prepared using design seismic forces from Section 1630.2.3.2. (Ord. 03-03 §20, 2003)

15.09.110 - Section 1630.4.2, Vertical Combinations. Section 1630.4.2 of the California Building Code is amended to read as follows:

1630.4.2 Vertical Combinations. The value of R used in the design of any story shall be less than or equal to the value of R used in the given direction for the story above.

Exception: This requirement need not be applied to a story where the dead weight above the story is less than 10 percent of the total dead

weight of the structure.

Structures may be designed using the procedures of this section under the following conditions:

1. The entire structure is designed using the lowest R of the lateral-force-resisting systems used, or
2. The following two-stage static analysis procedures may be used for the structures conforming to Section 1629.8.3, Item 4:

2.1 The flexible upper portion shall be designed as a separate structure, supported laterally by the rigid lower portion, using the appropriate values of R and ρ .

2.2 The rigid lower portion shall be designed as a separate structure using the appropriate values of R and ρ . The reactions from the upper portion shall be those determined from the analysis of the upper portion multiplied by the ratio of the (R/ρ) of the upper portion over (R/ρ) of the lower portion. This ratio shall not be taken less than 1.0. (Ord. 03-03 §21, 2003)

15.09.120 - Section 1630.7, Horizontal Torsional Moments. Section 1630.7 of the California Building Code is hereby amended to read as follows:

1630.7 Horizontal Torsional Moments. Provisions shall be made for the increased shears resulting from horizontal torsion where diaphragms are not flexible. The most severe load combinations for each element shall be considered for design.

The torsional design moment at a given story shall be the moment resulting from eccentricities between applied design lateral forces at levels above that story and the vertical-resisting elements in that story plus an accidental torsion.

The accidental torsion moment shall be determined by assuming the mass is displaced as required in Section 1630.6.

Where torsional irregularity exists, as defined in Table 16-M, the effects shall be accounted for by increasing the accidental torsion at each level by an amplification factor, A_x , as determined by the following formula:

$$A_x = \frac{[\delta_{max}]^2}{[1.2 \delta_{avg}]} \quad (30-16)$$

WHERE:

δ_{avg} = the average level of the story drift at the extreme points of the structure at Level x .

δ_{max} = the maximum displacement story drift at Level x . The value of A_x need not exceed 3.0. (Ord. 03-03 §22, 2003)

15.09.130 - Section 1630.8.2.1, General. Section 1630.8.2 of the California Building Code is hereby amended to read as follows:

1630.8.2.1 General. Where any portion of the lateral-load-resisting system is discontinuous, such as for vertical irregularity Type 4 in Table 16-L or plan irregularity Type 4 in Table 16-M, columns, beams, trusses or slabs supporting such discontinuous systems shall have the design strength to resist the combination loads resulting from the special seismic load combinations of Section 1612.4. The connections of such discontinued elements to the supporting members shall be adequate to transmit the forces for which the discontinuous elements were required to be designed.

Exception: 1. The quantity E_m in Section 161.4 need not exceed the maximum force than can be transferred to the element by the later-force-resisting system.
2. Concrete slabs supporting light-frame wood shear wall systems or light-frame steel and wood structural panel shear wall systems.

For Allowable Stress Design, the design strength may be determined using an allowable stress increase of 1.7 and a resistance factor, Φ , of 1.0. This increase shall not be combined with the one-third stress increase permitted by Section 1612.3, but may be combined with the duration of load increase permitted in Chapter 23. Division III.

1630.8.2.2. Detailing requirements in Seismic Zones 3 and 4. In Seismic Zones 3 and 4, elements supporting discontinuous systems shall meet the following detailing or member limitations:

1. Reinforced concrete or reinforced masonry elements designed primarily as axial-load members shall comply with Section 1921.4.4.5.
2. Reinforced concrete elements designed primarily as flexural members and supporting other than light-frame wood shear wall systems or light-frame steel and wood structural panel shear all systems shall comply with Sections 1921.3.2 and 1921.3.3. Strength computations for portions of slabs designed as supporting elements shall include only those portions of the slab that comply with the requirements of these sections.
3. Masonry elements designed primarily as axial-load carrying members

shall comply with Sections 2106.1.12.4, Item 1 and 2108.2.6.2.6.

4. Masonry elements designed primarily as flexural members shall comply with Section 2108.2.6.2.5.

5. (Not Adopted).

6. Steel elements designed primarily as flexural members or trusses shall have bracing for both top and bottom beam flanges or chords at the location of the support of the discontinuous system and shall comply with the requirements of AISC - Seismic Part I, Section 9.4b. (Ord. 03-03 §23, 2003)

15.09.140 - Section 1630.10.2, Calculated. The first paragraph of Section 1630.10.2 of the California Building Code shall be amended to read as follows, with no alteration of the 'EXCEPTIONS' paragraphs that follow within that Section, in order to reflect use of the NDS-97 National Design Standards:

1630.10.2 Calculated. Calculated story drift using ΔM shall not exceed 0.025 times the story height for structures having a fundamental period of less than 0.5 second. For structures having a fundamental period of 0.5 second or greater, the calculated story drift shall not exceed $0.020/T^{1/3}$ times the story height. (Ord. 03-03 §24, 2003)

15.09.150 - Section 1633.2.2, Deformation Compatibility. Section 1633.2.4 of the of the California Building Code is hereby amended to read as follows:

1633.2.2 Deformation Compatibility. All structural framing elements and their connections, not required by design to be part of the later-force-resisting systems, shall be designed and/or detailed to be adequate to maintain support of design dead load plus live loads when subjected to the expected deformations caused by seismic forces. $P\Delta$ effects on such elements shall be considered. Expected deformations shall be determined as the greater of the Maximum Inelastic Response Displacement, ΔM , considering $P\Delta$ effects determined in accordance with Section 1630.9.2 or the deformation induced by a story drift of 0.0025 times the story height. When computing expected deformations, the stiffening effect of those elements not part of the lateral-force-resisting system shall be neglected.

For elements not part of the lateral-force-resisting system, the forces induced by the expected deformation may be considered as ultimate or factored forces. When computing the forces induced by expected deformations, the restraining effect of adjoining rigid structures and

nonstructural elements shall be considered and a rational value of member and restraint stiffness shall be used. Inelastic deformations of members and connections are permitted to occur, provided the assumed calculated capacities are consistent with member and connection design and detailing. (Ord. 03-03 §25, 2003)

15.09.160 Table 16N, Structural Systems. Table 16-N of the California State Code is hereby amended to read as shown in Appendix A to Title 15 of the Sand City Municipal Code, entitled 'Table 16-N--Structural Systems', a copy of which is attached as Exhibit A to this Ordinance. (Ord. 03-03 §26, 2003)

15.09.170 - Section 1915.2.2, Base Area of Footing. Section 1915.2.2 of the of the California Building Code is hereby amended to read as follows:

1915.2.2 Base area of footing or number and arrangement of piles shall be determined from the external forces and moments (transmitted by footing to soil or piles) and permissible soil pressure or permissible pile capacity selected through principles of soil mechanics. External forces and moments are those resulting from the load combinations of Section 1612.3. (Ord. 03-03 §27, 2003)

15.09.180 - Section 2204.1 (Load and Resistance Factor Design) and 2204.2 (Allowable Stress Design). Section 2204 of the of the California Building Code is hereby amended to read as follows:

2204.1 Load and Resistance Factor Design. Steel design based on load and resistance factor design method shall resist the factored load combinations of Section 1612.2 in accordance with the applicable requirements of Section 2205.

2204.2 Allowable Stress Design. Steel design based on allowable stress design methods shall resist the factored load combinations of Section 1612.3 in accordance with the applicable requirements of Section 2205. (Ord. 03-03 §28, 2003)

15.09.190 - Section 2205.3, Seismic Design Provision for Structural Steel. Section 2205.3 of the of the California Building Code is hereby amended to read as follows:

2205.3 Seismic Design Provision for Structural Steel. Steel structural elements that resist seismic forces shall, in addition to the requirements of Section 2205.2 be designed in accordance with Division IV. (Ord. 03-03

§29, 2003)

15.09.200 - Division IV, Seismic Provisions for Structural Steel Buildings. Division IV and V of Chapter 22 of the California Building Code are deleted in their entirety, and Division IV is replaced to read as follows:

Division IV - Seismic Provisions For Structural Steel Buildings:

Based on Seismic Provision for Structural Steel Building, of the American Institute of Steel Construction, Parts I and III, dated April 15, 1997 and Supplement No. 2, dated November 10, 2000. (Ord. 03-03 §30, 2003)

15.09.210 - Section 2211, Adoption. Section 2211 of the California Building Code shall be deleted and replaced to read as follows:

2211 Adoption. Except for the modifications as set forth in Section 2211 and 2212 of the divisions and the requirements of the Building Code, the seismic design, fabrication and erection of structural steel shall be in accordance with the Seismic Provisions for Structural Steel Buildings, April 15, 1997 published by the American Institute of Steel Construction, 1 East Wacker Drive., Suite 3100, Chicago, Il 60601, as if set at length herein. The adoption of Seismic Provisions for Structural Steel Buildings in the Division, hereinafter referred to as AISC-Seismic, shall include Parts I (LRFD) and III (ASD) and Supplement No. 2, dated November 10, 2000.

Where other codes, standards, or specifications are referred to in this specification, they are to be considered as only an indication of an acceptable method or material that can be used with the approval of the Building Official. (Ord. 03-03 §31, 2003)

15.09.220 - Section 2212, General. Section 2212 paragraph of the California Building Code is deleted and replaced with the following:

2212 - General. When the load combinations from Section 1612.2 for LRFD are used, structural steel buildings shall be designed in accordance with Chapter 22 Division II (AISC-LRFD) and Part I of AISC-Seismic as modified by this Division.

When the load combination from Section 1612.3 for ASD are used, structural steel building shall be designed in accordance with Chapter 22, Division III (AISC-ASD) and Part III of AISC-Seismic as modified by this Division. (Ord. 03-03 §32, 2003)

15.09.230 - Section 2213, Amendments. Section 2213 of the California Building Code shall be deleted and replaced with the following:

Section 2213 - Amendments. The AISC-Seismic adopted by this Division apply to the seismic design of structural steel members except as modified by this Section.

The following terms that appear in AISC-Seismic shall be taken as indicated in the 1997 Uniform Building Code.

AISC-Seismic

Seismic Force Resisting System Design Earthquake

Load Combinations

Eqs.(4-1) and (4-2)

LRFD Specification Section Eqs. (A4-1) through (A4-6)

$\zeta_o Q_E$

1997 Uniform Building Code

Lateral Force Resisting System

Design Basis Ground Motion

Ch. 16 Eqs (12-17) and

(12-18) respectively

Ch. 16 Eqs (12-1) thru

(12-6) respectively

E_m

1. Part I, Section 1 of the AISC Seismic Provisions is revised as follows:

1. Scope. These provisions are intended for the design and construction of structural steel members and connections in the Seismic Force Resisting Systems in building for which the design forces resulting from earthquake motions have been determined on the basis of various levels of energy dissipation in the inelastic range of response. These provisions shall apply to building in Seismic Zone 2 with the importance factor I greater than one, in Seismic Zone 3 and 4 or when required by the Engineer of Record.

These provisions shall be applied in conjunction with, Chapter 22, Divisions II, hereinafter referred to as the LRFD Specification. All members and connections in the Lateral Force Resisting System shall have a design strength as provided I the LRFD Specification to resist load combinations 12-1 through 12-6 (in Chapter 16) and shall meet the requirements in these provisions

Part I includes a Glossary, which is specifically applicable to this Part, and Appendix S.

2. Part I, Sec. 4.1, first paragraph of the AISC Seismic Provisions is revised as follows:

4.1 Loads and Load Combinations. The loads and load combinations shall be those in Section 1612.2, except as modified throughout these provisions. (Ord. 03-03 §33, 2003)

15.09.240 - Division III, Design Specifications for Allowable Stress Design of Wood Buildings. The first paragraph of Chapter 23, Division III, prior to Section 2316.1, of the California Building Code shall be modified to read as follows:

Division III - Design Specifications for Allowable Stress Design of Wood Buildings.

Part I – Allowable Stress Design of Wood. This standard with certain exceptions is the ANSI/NFoPA NDS-97 National Design Specifications for Wood Construction of the American Forest and Paper Association 1997 Edition, National Design Specifications, adopted by reference.

The National Design Specification for Wood Construction 1997 Edition, and supplement are available from the American Forest and Paper Association, 111 19th Street, NW, Eighth Floor, Washington, DC, 20036. (Ord. 03-03 §34, 2003)

15.09.250 - Section 2316.1, Adoption and Scope. The first paragraph of Section 2316.1, with the second paragraph remaining, of the California Building Code shall be amended to read as follows:

2316.1 Adoption and Scope. The National Design Specification for Wood Construction 1997 Edition (NDS), which is hereby adopted as a part of this code, shall apply to the design and construction of wood structures using visually graded lumber, mechanically graded lumber, structural glued laminated timber, and timber piles. National Design Specification Appendix Section F, Design for Creep and Critical Deflection applications, Appendix Section G, Effective Column Length, and Appendix Section J, Solution of Hankinson Formula are specifically adopted and made a part of this standard. The Supplement to the 1997 National Design Specification, Tables 2A, 4A, 4B, 4C, 4D, 4E, 5A, 5B and 5C are specifically adopted and made a part of this standard. (Ord. 03-03 §35,

2003)

15.09.260 - NDS Supplement, Table 5A. NDS Supplement Table 5A referred to by UBC Section 2316.2 Amendments, Item 27 is hereby deleted. (Ord. 03-03 §36, 2003)

15.09.270 - Section 2320.11.3, Items 5 (Gypsum Board Bracing) and 7 (Portland Cement Plaster on Studs). Items 5 and 7 of Section 2320.11.3 of the California Building Code shall be specifically modified as follows:

Item 5: Delete Item 5 of Section 2320.11.3 of the Building Code, which allows the use of gypsum board for bracing.

Item 7: Amend Item 7 of the Building Code Section 2320.11.3, to read as follows:

Portland cement plaster on studs spaced 16 inches on center installed in accordance with Table No. 25-1. Limited to one-story structure of R-3 and U-1 occupancies. (Ord. 03-03 §37, 2003)

Chapter 15.12

WATER CONSERVATION

Sections:

15.12.010 Purpose.

15.12.020 Building standards for new construction.

15.12.030 Irrigation standards for new projects.

15.12.040 Landscaping standards for new projects.

15.12.050 Standards for parks.

15.12.060 Exceptions.

15.12.010 Purpose. It is the purpose and intent of this section to control unnecessary consumption of the available water supplies on the Monterey Peninsula by requiring the use of water-saving devices. (Ord. 84-2 §1(a), 1984)

15.12.02 Building standards for new construction. The following devices for water conservation purposes shall be required in the following types of construction except as otherwise provided in this chapter:

A. In all newly constructed, substantially reconstructed or remodeled residential, commercial, industrial or public buildings, all toilets and urinals must use three and one-half gallons of water per flush or less. All shower heads installed in such buildings must limit use of water to three gallons or less per minute at pressure of fifty pounds or less per square inch. All kitchen sink, lavatory and other inside faucets shall be equipped with water-saving aerators or laminar flow devices together with flow control inserts, valves, devices or orifices that restrict flow to a maximum of approximately two gallons per minute. All hot water pipes shall be insulated. All roofs shall be equipped with roof gutters and downspouts that can be adapted to rain catchment devices.

B. In all newly constructed or substantially reconstructed commercial, industrial or public buildings, all lavatory faucets must be of the self-closing type as that term is commonly used in the industry or be controlled by foot pedal.

C. All newly constructed ornamental fountains, permanent swimming or wading pools, or other structures of similar purposes and making similar use of water shall employ recirculating systems. All new swimming pools shall be equipped with a cover suitable for covering the entire surface of the pool.

D. All newly installed water-cooled air-conditioning equipment shall be equipped with water-conserving systems and not be the evaporating types.

E. In all newly constructed or substantially reconstructed residential, commercial, industrial or public buildings, all water pipes shall have valves which reduce the water pressure to fifty or less pounds of pressure per square inch.

F. All newly constructed or substantially reconstructed car washes and laundries shall employ recirculating systems.

G. All drinking fountains shall be equipped with a self-closing valve.

H. All new commercial laundry facilities shall be equipped with water-conserving models of washers and other equipment requiring water use in their operating acceptable to the building inspector.

I. All new restaurants shall be equipped with water-conserving models of dishwashers acceptable to the building inspector. (Ord. 84-2 §1(c), 1984)

15.12.030 Irrigation standards for new projects. No coastal development permit or building permit shall be issued to any project subject to conditional approval nor shall final subdivision maps be approved until the city council has approved an irrigation plan for that project. The city council shall encourage irrigation systems that:

- A. Minimize water waste;
- B. Incorporate low output sprinkler heads and drip irrigation systems;
- C. Minimize runoff and evaporation;
- D. Preserve natural drainage channels. (Ord. 84-2 §I(d), 1984)

15.12.040 Landscaping standards for new projects. No coastal development permit or building permit shall be issued to any project subject to conditional approval nor shall final subdivision maps be approved until the city council has approved a landscape plan for that project. The city council shall encourage landscape designs that:

- A. Maximize the planting of drought tolerant plants;
- B. Minimize the planting of exotic and water intensive irrigation such as turf;
- C. Preserve and protect existing shrubs;
- D. Use mulch and topsoil to improve the water-holding capacity of the soil;
- E. Encourage water reuse for landscaping wherever possible and economically feasible. (Ord. 84-2 §1(e), 1984)

15.12.050 Standards for parks. All new parks shall be subject to council review and shall receive approval of landscape and irrigation plans from the city council prior to construction. The city council shall incorporate efficient irrigation systems and drought tolerant landscape features in the design of the facilities. Secondary or nonpotable water should be used whenever available. (Ord. 84-2 §2, 1984)

15.12.060 Exceptions. No provision of this chapter shall apply to fire hydrants, fire mains or sprinkler lines used solely for fire protection purposes. The city council may, at its discretion, waive full compliance

with the requirements of this section if it is determined that the restrictions imposed in this chapter would cause unnecessary and undue hardship upon the applicant or the public. Financial hardship alone shall not constitute grounds for exception from the requirements of this chapter. The requirements of this chapter shall not be waived for any development within the coastal zone as defined in Chapter 18.04 of this code, unless the necessity of such action is shown and it is demonstrated that the development will not exceed its city imposed water allocation without such requirements. (Ord. 84-2 §1(b), 1984)

Chapter 15.14

STREAMLINED PERMITTING FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

Sections:

15.14.010 Purpose - Finding

15.14.020 Definitions

15.14.030 Applicability

15.14.040 Solar Energy System Requirements

15.14.050 Duties of Building Department

15.14.060 Permit Review and Inspection

15.14.010 Purpose - Finding. The City Council finds that use of solar energy systems in Sand City will be beneficial in meeting State of California climate action goals. Existing state law provides that it is the policy of the State to promote and encourage the use of solar energy systems, and to limit obstacles to their use. A streamlined permitting process is necessary to further encourage residents to utilize solar energy systems in the most effective and efficient manner. An expedited permitting process eliminates unnecessary delays by consolidating the structural, electrical, and fire review of solar energy systems, resulting in a more efficient, timely, and appealing process that encourages solar energy system development. (Ord 15-04, §I, 2015)

15.14.020 Definitions. For the purpose of implementing Chapter 15.14, the following definitions shall apply.

A. "Solar Energy System" is defined as either of the following:

1. Any solar collecting system or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric

generation, or water heating.

2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

B. "Small residential rooftop solar energy system" is defined as follows:

1. A solar energy system that is no larger than 10 kilowatts (kW) alternating current (AC) nameplate rating (also known as Photovoltaic [PV] solar panels) or 30 kW thermal (also known as Concentrated Solar Power [CSP] systems).

2. A solar energy system that complies to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City, and all State, County, and City health and safety standards.

3. A solar energy system that is installed on a single or duplex family dwelling

4. A solar panel or module array that does not exceed the maximum legal building height as defined by the City. (Ord 15-04, §2, 2015)

15.14.030 Applicability.

A. This Ordinance applies to the permitting of all small residential rooftop solar energy systems in the City.

B. Small residential rooftop solar systems legally established or permitted prior to the effective date of this Ordinance are not subject to the requirements of this Ordinance unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop solar energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit. (Ord 15-04, §3, 2015)

15.14.040 Solar Energy System Requirements.

A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the State of California and the City of Sand City.

B. Solar energy systems for heating water in single-family residences and in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.

C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability. (Ord 15-04, §4, 2015)

15.14.050 Duties of Building Department.

A. All documents required for the submission of an expedited solar energy system application shall be made available on the publicly accessible City website.

B. Electronic submission of the required permit application and documents shall be made available to all small residential rooftop solar energy system permit applicants.

C. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.

D. The City's Building Department shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.

E. The small residential rooftop solar system permit process shall substantially conform to recommendations for expedited permitting, including the checklist and standards plan contained in the most current version of the *California Solar Permitting Guidebook* adopted by the Governor's Office of Planning and Research and.

F. All fees prescribed for the permitting of small residential rooftop solar energy systems must comply with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951. (Ord 15-04, §5, 2015)

15.14.060. Permit Review and Inspection.

A. The City's Building Department shall adopt and implement an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems. The Building Department shall issue a building permit or other applicable nondiscretionary permit the same day for 'over-the-counter' applications or within one to three business days for electronically submitted applications upon receipt of a complete application that meets the requirements of the approved

checklist and standard plan. The City's Building Official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the City Council.

B. Review of the application shall be limited to the City Building Official's review as to whether the application meets local, state, and federal health and safety requirements.

C. If a use permit is required, the City's Building Official may deny an application for the use permit if written findings are provided based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety, and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such finding(s) shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such finding(s) shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the City Council.

D. Any condition imposed on an application shall be for the purpose of mitigating specific, adverse impact upon health and safety at the lowest possible cost.

E. A feasible method to satisfactorily mitigate or avoid the specific adverse impact includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on another similarly situated application in a prior successful application for a permit. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.

F. The City shall not condition approval of an application upon the approval of an "Association", as defined in Section 4080 of the California Civil Code.

G. If an application is deemed incomplete, a written correction notice, detailing all deficiencies of the application and a list of additional information or documentation required for the application to be complete and eligible for expedited permit issuance, shall be provided to the

15.16.030 Application to be posted--Objections filed-Hearing. The application for a license to fill or dump shall be posted at the City Hall and at or about the property upon which the filling or dumping is to take place for three days prior to the commencement of work. Upon written objections filed by at least two city residents within the three day posting period, the license application shall be set for a public hearing at the next regularly scheduled council meeting; provided, that such a hearing can be scheduled at a time which would give the applicant and interested citizens at least three days notice. The city council shall be empowered to hold the public hearing and render a decision on the application with such conditions as it shall determine to be reasonable. (Ord. 77-88 §3, 1977)

15.16.040 Violation--Penalty. Violations of this chapter shall constitute a misdemeanor punishable by a fine of five hundred dollars. (Ord. 77-88 §4, 1977)

Chapter 15.20

PROPERTY MAINTENANCE REGULATIONS

Sections:

15.20.010 Purpose.

15.20.020 Unlawful Conditions.

15.20.030 Declaration of

Nuisance.

15.20.040 Initiation of

Proceedings.

15.20.050 General Provisions.

15.20.060 Abatement by City.

15.20.070 Procedure for

Abatement by

City.

15.20.080 Summary Abatement.

15.20.010 Purpose. The purpose of this chapter is:

(a) To insure that all property within the city, including vacant property, is maintained at a level that protects the health, safety and welfare of the citizens of and the visitors to the community.

(b) To declare that property that falls below minimum standards of repair, maintenance and appearance is a nuisance and subject to the abatement procedures provided herein.

(c) To insure that commercial uses do not adversely effect residential uses within the city, recognizing that residential uses have historically existed and are encouraged within commercially zoned areas within the city.

(d) To require commercial properties to create and maintain a good appearance, reasonably related to their function, in order to maintain a viable commercial community and encourage additional capital investment within the city in order increase the city tax base and provide adequate revenues to meet the service needs of residents, commercial users and visitors to the city.

(e) To correct existing visual blight and prevent its reoccurrence. (Ord. 98-03 §4, 1998; Ord. 91-03, 1991)

15.20.020 Unlawful Conditions. It shall be unlawful and an infraction for any person, firm or corporation owning, leasing, renting occupying or controlling any property within the city to maintain such property in any of the following conditions for a period of time longer than reasonably necessary to correct said conditions:

(a) Any condition that creates an attractive nuisance to children.

(b) Any condition, including but not limited to packing boxes, building materials, and abandoned vehicles, weeds or plantings, that may be used for shelter by transients, creates a fire hazard or provides a habitat for rodents, insects or other pests.

(c) Cracked, chipped, peeling or faded paint, broken windows, leaking roofs or other conditions of the exterior of buildings that may cause the deterioration of the structure.

(d) The accumulation of weeds, rubbish, abandon or inoperative vehicles.

(e) Cracked, broken chipped or deteriorating pavement when it becomes dangerous for pedestrian use.

(f) The storage of any materials, vehicles or equipment not used in the normal course of the permitted use of the property, including any storage of said items in violation of the terms and conditions of any use permit granted for the property.

(g) The maintenance of any signs on the property not related to current use of the property.

(h) Any other deleterious condition of property found to be a nuisance after hearing by the City Council. (Ord. 98-03 §4, 1998; Ord. 91-03, 1991)

15.20.030 Declaration of Nuisance. Any condition set forth in Section 15.20.020 herein is hereby declared to be a nuisance and subject to the abatement procedures set forth in this chapter. The remedies set forth in this chapter are non-exclusive and shall not prohibit the city from pursuing any other remedies provided by law. (Ord. 98-03 §4, 1998; Ord. 91-03, 1991)

15.20.040 Initiation of Proceedings.

(a) Findings. At any time the city finds any of the conditions set forth in Section 15.20.020, except sub-section (h), exist on a parcel, the City Administrator or designated representative, shall prepare a statement setting forth at least the following:

- (1) The condition or conditions in violation of this chapter;
- (2) A general description of the requirements of correction of the conditions; and,
- (3) The maximum time in which corrections must be made.

(b) Notice. The city shall give notice of the Findings by serving a copy thereof on all persons known by the City to have an interest in the subject property in the manner provided herein.

(c) Action by Property Owner. Upon receipt of the findings, the property owner or other responsible party, shall do one of the following:

- (1) Comply with the terms and conditions of the findings; or,
- (2) Within ten (10) days of the date of the findings, meet with the City and mutually agree upon amended findings; or,
- (3) Within ten (10) days of the date of the findings, appeal to the City Council.

(d) Proceeding Under Section 15.20.020(h). In the event the City finds a condition which violates Section 15.20.020 (h), it shall prepare Preliminary Findings setting forth the same information as set forth in Section 15.20.030 (b) herein, set a date for public hearing before the City Council and give notice as set forth herein. The property owner or other interested party may agree to comply with the Preliminary Findings in writing and waive the right to a hearing before the City Council. If not waived, the City Council shall hold a public hearing and, at the conclusion thereof may, uphold the Preliminary Findings, terminate the proceedings and take no further action to abate the alleged nuisance, or modify the Preliminary Findings. After the conclusion of the public hearing, the City Council shall adopt a Resolution setting forth its determination. If the City Council terminates the proceedings, no further proceedings may be initiated by the City under this chapter for the same conditions for a period of one year from the date of the Council Resolution. (Ord. 98-03 §4, 1998; Ord. 91-03, 1991)

15.20.050 General Provisions.

(a) Notice. Whenever Notice is required under this chapter, it shall be deemed complete when placed in the United States Mail, postage prepaid, addressed to the owner either at the address last shown on the last equalized assessment roll or addressed to the subject property. The effective date of any Notice shall be the date of the affidavit of mailing. Notice of a public hearing shall be at least ten (10) days prior to the date of hearing. No other notice shall be required, provided that the City shall use its best efforts to notify all persons having an interest in the property as well as other parties having an interest in the conditions of the subject property.

(b) Property Owner Responsible. The property owner shall be responsible for compliance with this chapter.

(c) Continuances. At the request of the owner or other responsible party, or for good cause, the City may extend any of the time limits set forth in this Chapter, or the time of any public hearing. A continuance shall not effect the City's jurisdiction to make a final determination.

(d) Authority of City Administrator. The City Administrator shall be responsible for the administration of the chapter but may from time to time delegate said authority to other employees or contractual consultants of the City. (Ord. 98-03 §4, 1998; Ord. 91-03, 1991)

15.20.060 Abatement by City. Whenever a property owner fails or refuses to comply with an order of abatement properly issued and served under this chapter, the City may proceed to abate the nuisance and assess the costs thereof against the property. (Ord. 98-03 §4, 1998)

15.20.070 Procedure for Abatement by City.

(a) Public Hearing. The City Administrator shall set a date for public hearing to consider abatement by the City. The public hearing shall be set at least ten (10) days after the affidavit of notice. Notice shall be given to the property owner as provided in Section 15.20.040(b).

(b) Contents of Notice. The notice shall contain a list of the matters required to be corrected, the time and date of the public hearing and a statement that at the conclusion of the public hearing the City Council may order the work to be done, the cost, including administrative fees may be assessed against the property, and failure to pay the assessment may result in a lien against the property.

(c) Council Action-Resolution. At the conclusion of the public hearing, the City Council shall adopt a Resolution either:

- (1) Terminating the proceedings.
- (2) Ordering abatement by the property owner. Said order may include conditions and a time limit and may order abatement by city forces if the property owner fails to comply.
- (3) Ordering the nuisance abated by use of city forces or outside contractors.

The Council action shall be limited to those matters included in the Notice of the public hearing.

(d) Establishing Assessment for Work. Upon completion of the work ordered by the City Council, the City Administrator shall set a public hearing to confirm the costs and levy an assessment against the property. Said public hearing shall be at least ten(10) days after the date of the affidavit of mailing of the notice. The notice shall contain a description of the work done and the cost thereof. It shall also contain a statement that a detailed accounting is available in the office of the City Clerk and available for inspection by the property owner. At the conclusion of the public hearing, the City Council shall adopt a Resolution establishing the

amount to be assessed against the property, plus and administrative fee of twenty percent (20%) of the total cost of the work or five hundred dollars (\$500), whichever is less. The Resolution shall also provide that if the assessment is not paid within the time prescribed by the City Council, it shall be filed with the County Assessor and become a lien against the property. The Council may prescribe any reasonable time for payment, including installment payments, providing said payments shall be due not less than thirty (30) days from the conclusion of the hearing.

(e) Lien for Non-payment. If the assessment is not paid within the time set forth in the Resolution, the City Clerk shall file a lien against the property in the manner prescribed by law. (Ord. 98-03 §4, 1998; Ord. 91-03, 1991)

15.20.080 Summary Abatement. In the event the condition of the property constitutes an immediate hazard to health and safety, the City Administrator may order the abatement of said condition without hearing or notice. Upon completion of the work, the City Council shall proceed to establish the assessment as set forth in Section 15.20.070(d) herein. (Ord. 98-03 §4, 1998; Ord. 91-03, 1991)