

# **ORDINANCE 2456**

**AN ORDINANCE AMENDING THE VENTURA COUNTY  
ORDINANCE CODE  
ADOPTING THE UNIFORM BUILDING CODE,  
VOLUMES I THROUGH V, 1970 EDITION,  
UNIFORM PLUMBING CODE, 1970 EDITION,  
UNIFORM WIRING CODE, 1968 EDITION,  
UNIFORM BUILDING CODE STANDARDS,  
1970 EDITION,  
NATIONAL ELECTRICAL CODE, 1968 EDITION,  
AND TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE  
CODE DEALING WITH BASIC ELECTRICAL  
REGULATIONS AND STATE BUILDING STANDARDS  
ELECTRICAL CODE, TOGETHER WITH RECOMMENDED  
AMENDMENTS, ARE ADOPTED BY REFERENCE.**

**ADOPTED JUNE 29, 1971.**

TUESDAY, JUNE 29, 1971, AT 9:00 O'CLOCK A. M.

206/ORD. 2456

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF VENTURA ADOPTING EXPRESS FINDINGS  
REQUIRED BY HEALTH AND SAFETY CODE SECTION  
17958.7 IN RE MODIFICATION OF UNIFORM CODES  
FOR BUILDING REGULATIONS

WHEREAS, pursuant to Health and Safety Code sections 17958.5 and 17958.7, a county may make such modification in the requirements of the regulations adopted pursuant to Health and Safety Code 17922 as it determines to be reasonably necessary because of local conditions if it makes express findings that such modifications are needed and if such findings together with the modifications are made public records on file with the Department of Building and Safety; and

WHEREAS, the governing body of the County of Ventura determines that the modifications set forth below are in fact reasonably necessary because of local conditions;

NOW, THEREFORE, BE IT RESOLVED that:

1. It is reasonably necessary because of local conditions to modify section 1506 of the UBC, Volume I, 1970 Edition, dealing with garage floor surfaces due to the change in soils requirements and due to the impossibility of reinforcing against the action of expansive soils.

2. It is reasonably necessary because of local conditions to modify the UBC, Volume I, 1970 Edition, by adding section 1507 with fire protection in order to clarify a preexisting ordinance specifying the extent of required fire pro-

BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA

TUESDAY, JUNE 29, 1971, AT 9:00 O'CLOCK A. M.

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ORD. 2456/ 206

ADOPTING ORDINANCE NO. 2456; AMENDING CODE RE BUILDING  
CODE REGULATIONS ; DIRECTING PUBLICATION

An ordinance amending the Ventura County Ordinance Code  
regarding modification of Uinform Codes for Building Regulations

is presented to the Board at this time, and upon motion of Supervisor  
Laubacher , seconded by Supervisor Conlan , and duly carried,  
it is ordered that the same be passed and adopted as an ordinance of  
the County of Ventura, to be known as Ordinance No. 2456.

Upon the roll being called, the members of the Board vote as follows:

Ayes: Supervisors Jewett, Conlan, Schmidt, Laubacher,  
Bennett  
Noes: None  
Absent: None

All members of the Board present voting on the passage and  
adoption of said ordinance, it is hereby declared and ordered that  
said ordinance is hereby passed and adopted as an ordinance of the  
County of Ventura, to be known as Ordinance No. 2456.

It is further ordered that said ordinance shall take effect and  
be in force at the expiration of thrity (30) days from the date hereof  
and before the expiration of fifteen (15) days the same shall be  
published, with the names of the members of the Board of Supervisors  
voting for and against the same, at least once in the Daily News  
, a newspaper of general circulation printed and published  
in the County of Ventura, State of California.

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COPIES TO:

DPW (2)  
Building & Safety  
County Counsel  
Planning (2)  
Files (3)  
Item 65A  
6/29/71 fw

BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA

TUESDAY, JUNE 29, 1971, AT 9:00 O'CLOCK A. M.

206/ORD. 2456

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF VENTURA ADOPTING EXPRESS FINDINGS  
REQUIRED BY HEALTH AND SAFETY CODE SECTION  
17958.7 IN RE MODIFICATION OF UNIFORM CODES  
FOR BUILDING REGULATIONS

WHEREAS, pursuant to Health and Safety Code sections 17958.5 and 17958.7, a county may make such modification in the requirements of the regulations adopted pursuant to Health and Safety Code 17922 as it determines to be reasonably necessary because of local conditions if it makes express findings that such modifications are needed and if such findings together with the modifications are made public records on file with the Department of Building and Safety; and

WHEREAS, the governing body of the County of Ventura determines that the modifications set forth below are in fact reasonably necessary because of local conditions;

NOW, THEREFORE, BE IT RESOLVED that:

1. It is reasonably necessary because of local conditions to modify section 1506 of the UBC, Volume I, 1970 Edition, dealing with garage floor surfaces due to the change in soils requirements and due to the impossibility of reinforcing against the action of expansive soils.

2. It is reasonably necessary because of local conditions to modify the UBC, Volume I, 1970 Edition, by adding section 1507 dealing with fire protection in order to clarify a preexisting 1967 county ordinance specifying the extent of required fire protection.

3. It is reasonably necessary because of local conditions to modify the UBC, Volume I, 1970 Edition, by adding section 1605 dealing with restrictions in Fire Zone No. 4 in order to provide protection for construction in areas where noncultivated, brush-covered hillsides pose a fire threat.

4. It is reasonably necessary because of local conditions to modify numerous sections in Chapter 29 of the UBC, Volume I, 1970 Edition, dealing with excavations, foundations, and retaining walls. Each and every modification of said chapter, as adopted by this Board on June 29, 1971, has been necessitated because the provisions of the UBC are inadequate to reduce the possibility of structural distress threatened by the abundance of expansive clays found within the county.

5. The above-listed, express findings shall be made available as a public record, and a copy thereof with the modifications in question shall be kept on file with the Department of Building and Safety.

Upon motion of Supervisor Laubacher, seconded by Supervisor Conlan, and duly carried, the foregoing resolution was approved on June 29, 1971.

COPIES TO:

DPW (2)  
Building & Safety  
County Counsel  
Planning (2)  
Files (3)  
Item 65  
6/29/71

fw

ORDINANCE NO. 2456

AN ORDINANCE AMENDING THE VENTURA COUNTY ORDINANCE CODE RELATING TO BUILDING REGULATIONS WHEREBY THE MOST CURRENT EDITIONS OF THE UNIFORM CODES FOR BUILDING, 1970 EDITION (VOLUMES I THROUGH V); PLUMBING, 1970 EDITION; WIRING, 1968 EDITION; UNIFORM BUILDING CODE STANDARDS, 1970 EDITION; NATIONAL ELECTRICAL CODE, 1968 EDITION; AND TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE DEALING WITH BASIC ELECTRICAL REGULATIONS AND STATE BUILDING STANDARDS ELECTRICAL CODE, TOGETHER WITH RECOMMENDED AMENDMENTS, ARE ADOPTED BY REFERENCE

The Board of Supervisors of the County of Ventura do ordain as follows:

Division 3 of the Ventura County Ordinance Code is hereby amended as follows:

(A) Division 3 with the exception of Articles 1, 3, 4 and 5 of Chapter 6 is hereby repealed.

(B) Chapter 1 is hereby added to read as follows:

## CHAPTER 1 - GENERAL PROVISIONS

Sec. 3100 - ADOPTION OF UNIFORM CODES - The following Codes are hereby adopted as ordinances of the County of Ventura and by this reference are incorporated herein as though set forth in full. In the event of conflicting provisions, the most restrictive shall prevail.

Sec. 3100-1 - Uniform Building Code (UBC) - The Uniform Building Code, 1970 Edition, Volume I, and the Uniform Building Code Standards, 1970 Edition, as approved by the International Conference of Building Officials, are adopted.

Sec. 3100-2 - Uniform Mechanical Code (UMC) - The Uniform Mechanical Code, 1970 Edition (also known as the Uniform Building Code, Volume II), as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-3 - Housing Code (UHC) - The Housing Code, 1970 Edition (also known as the Uniform Building Code, Volume III), as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-4 - Dangerous Buildings Code (DBC) - The Dangerous Buildings Code, 1970 Edition (also known as the Uniform Building Code, Volume IV and as the Uniform Code for Repair, Vacation or Demolition of Dangerous Buildings), as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-5 - Sign Code (SC) - The Sign Code, 1970 Edition (also known as the Uniform Building Code, Volume V), as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-6 - Uniform Plumbing Code (UPC) - The Uniform Plumbing Code, 1970 Edition, as approved by the International Association of Plumbing and Mechanical Officials, is adopted.

Sec. 3100-7 - Uniform Wiring Code (UWC) - The Uniform Wiring Code, 1968 Edition, as approved by the Southern California Chapter of the International Association of Electrical Inspectors, is adopted.

Sec. 3100-8 - National Electrical Code (NEC) - The National Electrical Code, 1968 Edition, as approved by the National Fire Protection Association, is adopted.

Sec. 3100-9 - California Basic Electrical Regulations - The latest Edition of Basic Electrical Regulations, set forth in Part 3 of Title 24 of the California Administrative Code, is adopted.

Sec. 3101 - DEFINITIONS - When used in this Division, and in any of the Codes incorporated herein, the following terms shall have the meanings stated, unless otherwise indicated.

Sec. 3101-1 - Administrative Authority - "Administrative Authority" shall mean the Director of Building and Safety.

Sec. 3101-2 - Building Department - "Building Department" shall mean the Department of Building and Safety.

Sec. 3101-3 - Building Official - "Building Official" shall mean the Director of Building and Safety, except that "Building Official" shall mean the Director of Public Works for purposes of administering Chapter 7C of the Uniform Building Code, Volume 1.

Sec. 3101-4 - City - "City" shall mean the County of Ventura or the area under the jurisdiction of the County of Ventura.

Sec. 3101-5 - City Council - "City Council" shall mean the Board of Supervisors of the County of Ventura.

Sec. 3101-6 - Electrical Safety Engineer - "Electrical Safety Engineer" shall mean the Director of Building and Safety.

Sec. 3102 - SECTION NUMBERS AND AMENDMENTS - To facilitate cross-references and use of amendments to the Uniform Codes adopted by reference, amendments in this Chapter are numbered to correspond to the uniform code sections that are amended. Generally, each alphabetized portion of a code, for example, UBC 104(a), is deemed to be a separate section of the Ventura County Ordinance Code. An amendment to such an alphabetized section, for example, UBC 104(a), amends only that section and does not, by omission of reference, delete any other section, such as UBC 104(b) through UBC 104(h).

Sec. 3105 - BOARDS OF APPEALS - To determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations of the provisions of this Division, and to hear the appeals provided for in this Division, there shall be and are hereby created four Boards of Appeals. Each Board shall consist of five members, and each member shall be qualified by experience and training to pass upon matters pertaining to the type of construction related to each Board's jurisdiction as hereinafter described. The Building Official shall be an ex officio member and shall act as Secretary of each Board. Each Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. Each Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official with duplicate copy to the appellant. A decision of a Board of Appeals shall be final.

Sec. 3105-1 - Board of Appeals - General - The jurisdiction of the General Board of Appeals shall be all the appealable matters contained in this Division, except those matters expressly placed within the jurisdiction of one of the following Boards of Appeals.

Sec. 3105-2 - Board of Appeals - Grading - The jurisdiction of the Grading Board of Appeals shall be the appealable matters contained in Chapter 70 of the Uniform Building Code, Volume I as found in Chapter 2, Article 1 of this Division.

Sec. 3105-3 - Board of Appeals - Mechanical and Plumbing - The jurisdiction of the Mechanical and Plumbing Board of Appeals shall be the appealable matters contained in Chapter 2, Articles 2 and 6 of this Division.



Sec. 3105-4 - Board of Appeals - Electrical - The jurisdiction of the Electrical Board of Appeals shall be the appealable matters contained in Chapter 2, Article 7 of this Division.

Sec. 3110 - FEES FOR PERMITS AND SERVICES - Use determination of value or valuation under any of the provisions of this Division shall be made by the Building Official.

Sec. 3110-1 - Building Permit Fees - A fee for each building permit shall be paid to the Building Official in accordance with the following schedule:

\$1.00 to \$500.00	\$5.00
\$501.00 to \$2,000.00	\$5.00 for the first \$500.00 plus \$1.10 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$21.50 for the first \$2,000.00 plus \$3.30 for each additional thousand or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$97.40 for the first \$25,000.00 plus \$2.75 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$166.15 for the first \$50,000.00 plus \$1.65 for each additional thousand or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$248.65 for the first \$100,000.00 plus \$1.10 for each additional thousand or fraction thereof

NOTE: Fractions of dollars of \$.50 or more shall be rounded up to the nearest dollar; all other shall be rounded down to the nearest dollar.

Sec. 3110-2 - Mechanical Permit Fees - Fees for mechanical permits shall be paid in accordance with the following schedule:

1. For the issuance of each permit . . . . .	\$ 3.00
2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 B.t.u.'s . . . . .	4.80
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 B.t.u.'s . . . . .	6.00
4. For the installation or relocation of each floor furnace, including vent . . . . .	4.80

5.	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater . . . . .	4.80
6.	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit . . . . .	2.40
7.	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, comfort cooling unit, absorption unit, or each comfort heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this Division . . . . .	\$ 4.80
8.	For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 B.t.u.'s . . . . .	4.80
9.	For the installation or relocation of each boiler or compressor over 3 horsepower to and including 15 horsepower, or each absorption system over 100,000 B.t.u.'s to and including 500,000 B.t.u.'s . . . . .	9.00
10.	For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 B.t.u.'s to and including 1,000,000 B.t.u.'s . . . . .	12.00
11.	For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 B.t.u.'s to and including 1,750,000 B.t.u.'s . . . . .	18.00
12.	For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 B.t.u.'s . . . . .	30.00
13.	For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto . . . . .	3.60
	NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled appliance, comfort cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Division.	
14.	For each air handling unit over 10,000 cubic feet per minute . . . . .	6.00
15.	For each evaporative cooler other than portable type . . . . .	3.60
16.	For each ventilation fan connected to a single duct . . . . .	2.40

- 17. For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit . . . . . \$ 3.60
- 18. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood . . . . . 3.60
- 19. For the installation or relocation of each domestic type incinerator . . . . . 6.00
- 20. For the installation or relocation of each commercial or industrial type incinerator . . . . . 24.00
- 21. For each appliance or piece of equipment regulated by this Division but not classed in other appliance categories, or for which no other fee is listed in this Division . . . . . 3.60

Sec. 3110-3 - Plumbing Permit Fees - Fees for plumbing permits shall be paid in accordance with the following schedule:

- 1. For issuing each permit . . . . . \$ 3.00
- 2. For each fixture rough-in, including water . . . . . 1.00
- 3. For each fixture finish . . . . . 1.00

In addition:

- 4. For each building sewer and each trailer park sewer . . . . . 5.75
- 5. Rainwater systems - per drain . . . . . 2.00
- 6. For each cesspool . . . . . 5.75
- 7. For each private sewage disposal system . . . . . 11.50
- 8. For each water heater and/or vent . . . . . 1.75
- 9. For each gas piping system of one (1) to five (5) outlets . . . . . 1.75
- 10. For each gas piping system of six (6) or more, per outlet . . . . . .30
- 11. For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps . . . . . 1.25
- 12. For installation, alteration or repair of water piping and/or water treating equipment . . . . . 1.75
- 13. For repair or alteration of drainage or vent piping . . . . . 1.75
- 14. For each lawn sprinkler system on any one meter including backflow protection devices therefor . . . . . 2.25

... devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping--one (1) to five (5) . . . . . 2.25

16. Over five (5), each . . . . . .30

For the purpose of this section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling of private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

Sec. 3110-4 - Electrical Permit Fee Schedule - Fees for electrical installations shall be paid in accordance with the following schedule:

Permit issuing fee, each . . . . . \$ 3.00

For issuing supplementary permits when the original permit is still in force, each . . . . . 1.50

SERVICE

Up to 600 Amperes . . . . . .02/amp.  
 Above 600 Amperes . . . . . 12.00  
 Plus \$0.01 for each additional Ampere

FEEDERS OR CIRCUITS (See square footage basis)

0 - 30 Ampere, each . . . . . 2.00  
 31 - 60 Ampere, each . . . . . 3.00  
 61 - 100 Ampere, each . . . . . 4.00  
 Above 100 Ampere, \$4.00 plus \$1.00/100 Ampere

For additions to existing branch circuits, each additional outlet or switch . . . . . .20

Square Footage Basis

In lieu of computing electrical permit fees for residential uses with the foregoing, such fees may be based on square footage at the rate of \$.01 per square foot of gross floor area (or the area described on the building permit), plus appliances at above "feeder or circuit" rates, plus motors at the rate shown for motors, plus service. (Garages constructed in conjunction with the residence shall not be assessed for lighting or convenience outlets except for appliance motors.)

For equipment rated in Horsepower (HP), Kilowatts (KW), or Kilovolt-amperes (KVA), the fees shall be:

1/2 and less, each . . . . .	\$ .50
Over 1/2 and not over 1, each . . . . .	1.50
Over 1 and not over 10, each . . . . .	3.00
Over 10 and not over 50, each . . . . .	5.00
Over 50 and not over 100, each . . . . .	10.00
Over 100 and not over 500, each . . . . .	15.00
Over 500, each . . . . .	20.00

- NOTE: 1. For equipment or appliances having more than one motor or heater, the sum of the combined ratings may be used to compute the fee.
2. These fees include all switches, circuit breakers, contactors, relays and other directly related control equipment.

SERVICES POWER POLE (TEMPORARY OR PERMANENT)

Up to 600 Ampere capacity . . . . .	.02/amp.
Above 600 Ampere . . . . .	12.00
Plus \$0.01 for each additional Ampere	

Intermediate power poles or pedestals, each . . . . . 1.00

High potential gas tube lighting for signs and other uses:

Transformer or Ballast, each . . . . . 2.00

For separately installed flashers, timers or other controlled devices, each . . . . . 1.00

Blanket Work Permit . . . . . 7.00

A blanket permit may be issued, to allow a project to commence, prior to the issuance of an itemized permit when the total installation requirements have not been determined. A full permit must be secured as soon as practicable, and within 30 days, for which full fees will be required.

MISCELLANEOUS CONDUITS AND CONDUCTORS

Electrical conduits and conductors for which a permit is required but for which no fee is herein set forth . . . . . 1.00

NOTE: This fee is not applicable when a fee is paid for one or more services, power apparatus, busways, signs, motors, feeders or branch circuits.

OTHER INSPECTIONS

Each extra inspection resulting from defective workmanship or materials subject to the Building Official . . . . . \$ 5.00

Inspection of electrical equipment for which no fee is herein set forth and for emergency inspections - TIME consumed per hour . . . . . 10.00

With a minimum charge for one-half (1/2) hour or less . . . . . 5.00

ANNUAL MAINTENANCE PERMITS

A fee of \$25.00 shall be paid for each annual electrical maintenance permit at the same time such permit is issued. The fees for all work done, excluding permit issuing fees, under such annual permit shall be paid at the time of transmitting monthly reports. Each such annual permit shall expire on June 30 annually.

Sec. 3110-5 - Penalty Fee - Any person, firm or corporation who shall proceed with or commence work, for which a permit is required by this Division, without first having obtained such permit shall, if subsequently permitted to obtain a permit therefor, pay double the permit fee fixed for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Building Official that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such cases a permit must be secured as soon as it is practicable to do so, and if there is an unreasonable delay in securing the required permit, the penalty fee as provided herein shall be charged. In no event shall such penalty fee exceed the permit fee plus \$500.00.

Sec. 3110-6 - Plan Checking Fee - When plans, specifications, and calculations are required for checking for any of the functions for which permits are required, a fee for plan checking shall be charged in an amount equal to one-half the amount charged for a building permit, and one-fourth for all others.

Sec. 3110-6.1 - Standard-Plan Checking Fee - A plan intended to be utilized at more than one site for repetitive construction, may be considered a "standard-plan" and may be processed as such upon the payment of a full plan checking fee. Subsequent submittals of the identical plan, together with an accurate plot plan, will necessitate the payment of one-half the normal plan checking fee. Any deviations from the original approved plan shall automatically disqualify it for the reduced fee under this section.

Sec. 3110-6.2 - Plan Rechecking Fee - Plans submitted for checking which cannot be approved due to the absence of adequate or proper information or details, necessitating a recheck, will be subject to a rechecking fee equal to one-half the original plan checking fee.

Rechecking is defined as a need to reevaluate and/or recompute portions of the plans or calculations necessitated by incomplete original submissions.

Reviewing resubmitted plans after corrections have been made is not to be construed as rechecking.

The Building Official is authorized to waive inconsequential plan rechecks.

Sec. 3110-7 - Investigation Fee - A fee of \$10.00 shall be paid for requests for inspections, or investigations of buildings, not involving projects currently covered under a valid permit.

Sec. 3110-8 - Administrative Fee - When work or inspection services are performed by personnel by the Department of Building and Safety for which no fee is specifically prescribed, the amount of the fee to be charged shall be based upon the same hourly rate for which the County performs work or inspection services for cities under contractual arrangements.

Sec. 3110-9 - Document Fee - The Building Official may charge a fee for documents and codes in an amount not to exceed their cost to the County.

Sec. 3110-10 - Occupancy Fee - Whenever an occupancy or use of an existing structure is changed, there shall be charged by the Building Official an inspection fee of \$15.00 to check the structure prior to its acceptance or rejection for compliance with the occupancy or use requested, except when such use or occupancy is covered by a current permit.

Sec. 3110-11 - Code Compliance Inspection Fee - Requests for inspections of buildings, being offered for sale, to determine their compliance with applicable codes will be conducted when application is made by the building's owner, or authorized representative, and a \$15.00 fee is paid.

Sec. 3110-12 - Demolition Fee - A fee of \$5.00 shall be charged for the issuance of a demolition permit.

Sec. 3110-13 - Fee For Special Inspector Certificate of Registration - The fee for a Special Inspector Certificate of Registration, issued pursuant to the examination required under section 3115 of this Division, shall be \$15.00 initially and \$5.00 for annual renewal. Certificate of Registration for Special Inspectors shall be valid for one year or fraction thereof, shall expire June 30, and may be renewed annually by a qualified Special Inspector by payment of a renewal fee of \$5.00. Failure to renew within 30 days after the expiration date will require reapplication, the payment of \$15.00, and an examination is required by the Building Official. The Building Official may revoke or refuse to renew the credential of a Special Inspector for any reason that would constitute grounds for disciplinary action against a county employee.

Sec. 3110-14 - Fee For Specialty Installation Qualification Examination - Persons desiring to perform specialty installations requiring a permit, to which they would not otherwise be entitled, may take an examination for certification of qualifications. Successful applicants will be issued a certificate of qualification for their specialty. A fee of \$10.00 will be charged for each examination. Those failing may not re-apply for a period of 90 days. Certificates will expire on June 30 of each year and may be renewed by a qualified person within 30 days after expiration by the payment of a \$5.00 renewal fee. A renewal after the 30-day grace period will require the payment of a \$10.00 fee. The fee is not to

Sec. 3110-15 - Recommencement Fees - The fee for work recommenced after a period of suspension or abandonment shall be governed by the provisions of Section 3120 of this division.

Sec. 3110-16 - Appeals Hearing Fee - A fee of \$25.00 shall accompany an application for a hearing before any of the appeals boards established under Sections 3105, et seq.

Sec. 3110-17 - Refund of Fees - Refunds of fees paid pursuant to this Division may be made by the Building Official in the amount of 75% of the original fee, subject to the following conditions and limitations:

- (a) For permit fees: that no work shall have commenced on the project for which the permit was issued and that the permit must be canceled by the owner or holder thereof in writing within sixty (60) days of the date of issuance.
- (b) For plan checking fees: that the plans have not been checked or have not caused an expenditure of time beyond the normal processing time.
- (c) For all fees: that no refund shall be made when the fee paid is \$15.00 or less.

Sec. 3115 - SPECIAL INSPECTORS - In addition to the Special Inspectors provided for in Section 305 of the UBC, Special Inspectors may be utilized at the option of the permit holder or his agent for any of the provisions of any of the Codes contained in this Division.

The Special Inspector shall be a qualified person approved by the Building Official. The Special Inspector shall furnish continuous inspection on the construction and work requiring his employment. He shall submit progress reports to the Building Official in writing, noting all Code violations and any other pertinent information as required. Before commencing his duties, the Special Inspector shall be examined and shall obtain a Certificate of Registration from the Building Official. Applications shall be made in writing and shall be accompanied by the fee set forth in Section 3110-13. A separate application and a separate fee shall be required for each classification of inspector. Applicants failing to pass an examination shall be ineligible for reexamination for a period of 60 days. A new application and fee shall accompany each request for reexamination. Certificates of Registration for Special Inspectors shall be valid for one year or fraction thereof, shall expire June 30, and may be renewed annually by payment of a renewal fee of \$5.00. Failure to renew within 30 days after the expiration date will require reapplication, the payment of \$15.00, and an examination if required by the Building Official.

Sec. 3120 - EXPIRATION OF PERMIT - In addition to any other provision of the above-mentioned Codes adopted by reference, every permit issued by the Building Official under the provisions of this Division shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 60 days after the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is



commenced for a period of 120 days. Before such work can be re-commenced, a new permit shall be first obtained to do so, and a fee therefore shall be one-half of 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 provided further, that such suspension or abandonment has not exceeded one year.

Sec. 3121 - REVOCATION OR SUSPENSION OF PERMIT - In addition to any other provision of the above-mentioned Codes adopted by reference, the Building Official may, in writing, suspend or revoke a permit issued under provisions of this Division whenever the permit is issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation or any of the provisions of this Division.

Sec. 3125 - RIGHT OF ENTRY - In addition to any other provision of the above-mentioned Codes adopted by reference, whenever necessary to make an inspection to enforce any of the provisions of this Division, or whenever the Building Official or his authorized representative has reasonable cause to believe that there exists in any building or structure, or upon any premises any condition which makes such building, structure, or premises unsafe, dangerous or unsanitary, the Building Official or his authorized representative may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this Division; provided that if such building, structure, or premises be occupied, he shall first present proper credentials and demand entry; and if such building, structure, or premises be unoccupied, he shall first make a reasonable effort to locate the owner or the persons having charge or control of the building, structure, or premises and demand entry. If such entry is refused, the Building Official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

No owner or occupant or other person having charge, care or control of any building, structure, or premises shall fail or neglect, after proper demand is made as herein provided, to properly permit entry therein by the Building Official or his authorized representative for the purpose of inspection and examination pursuant to this Code. Any person violating this subdivision shall be guilty of a misdemeanor.

(C) Chapter 2 is hereby added to read as follows:

## ARTICLE I

UBC - UNIFORM BUILDING CODE,  
(Uniform Building Code, Volume I)

Sec. UBC 104(a) - General - Buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements for new buildings or structures except as specifically provided in this section, except that the replacement of broken glass shall be made in conformance with the requirements of Chapter 54 UBC. For construction in Fire Zones see Chapter 16.

Sec. UBC 203 - Unsafe Buildings - All buildings or structures which are structurally unsafe or not provided with adequate egress or which constitute a fire hazard; or are otherwise dangerous to human life; or which in relation to existing use constitute a hazard to safety or health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage, or abandonment, as specified in this Code or any other effective ordinance are, for the purpose of this Section, unsafe buildings. All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in Chapters 4 through 9 of Volume IV of the Uniform Building Code or procedures provided by law.

All resulting building debris, trash, junk, vegetation, dead organic matter, rodent harborage, or combustible material that constitute a threat to life, health, or property, from structural, health, or fire hazard, or is inimical to the public welfare or depreciates adjacent property shall be removed from the site within 30 days after the demolition of the structure involved.

Sec. UBC 204 - Board of Appeals - Delete Section 204 of the UBC, provided, however, an appeal which would otherwise be heard pursuant to Section 204 of the UBC shall be heard by a Board of Appeals as provided in Sections 3105, et seq. of this Division.

Sec. UBC 205 - Violations and Penalties - It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this Code.

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each 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 Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$500, or by imprisonment for not more than six months, or by both such fine and imprisonment.

Sec. UBC 301(b) - Application - To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every such application shall:

- mit for which application is made;
2. Describe the land on which the proposed work is to be done, by lot, block, tract, and house and street address, or similar description that will readily identify and definitely locate the proposed building or work;
  3. Indicate the use or occupancy for which the proposed work is intended.
  4. Be accompanied by plans and specifications as required in Section UBC 301(c);
  5. State the valuation of the proposed work;
  6. Be signed by the permittee, or his authorized agent, who may be required to submit evidence to indicate such authority;
  7. Give such other information as reasonably may be required by the Building Official;
  8. Include whatever additional information is required by any pertinent ordinance of the Ventura County Flood Control District relating to fees for flood control facilities; and
  9. Submit a Water Adequacy Certification from the Ventura County Fire District. Such certification must indicate that sufficient water is available for fire protection as deemed necessary by the Ventura County Fire Protection District.

EXCEPTIONS: Certifications will not be required:

- (1) For additions or alterations to existing buildings;
- (2) For new accessory structures when a main building exists on the property;
- (3) When total area coverage capability certifications are on file for the area in which construction is proposed; or
- (4) When, due to unusual circumstances and factors in an individual case, compliance with this requirement creates a hardship on the applicant; and such requirement is waived by the Board of Supervisors.

Sec. UBC 301(e) - Non-permitted Structures - In order to properly maintain and safeguard healthful living conditions, it is hereby declared unlawful to use any discarded, used, salvaged, abandoned, or replaced street cars, box cars, refrigerator cars, motor bus bodies, trailers or similar means of conveyance, or structures of similar nature or construction, for places of habitation, residence or business in this County.

Sec. UBC 301(f) - Exemption From Chapter - A permit shall be issued without fee and no inspection shall be required for, and the provisions of this Chapter shall not apply to, any building or structure on property held under one legal management having an area of two and one-half acres or more when such property is used primarily for agricultural purposes, and when such building or structure is to be used exclusively as an agricultural building and does not exceed 1,000 square feet in area. An agricultural building is defined as a structure designed, constructed, and used primarily for sheltering poultry, livestock, hay, grain, and other types of feed for such animals, citrus, or other farm products, farm machinery, materials and supplies. A private garage or structure which normally is occupied or used by human beings on a full-time or part-time basis is not an agricultural building.

Sec. UBC 301(g) - Waiver - Minor Projects - The Building Official may, by administrative order, waive permit requirements for minor projects which are not inimical to the public health, safety or welfare, or which because of their temporary nature or special purpose, do not fall within the purview of the intention of this Code.

Sec. UBC 302(a) - Issuance - The applications, plans and specifications filed by an applicant for a permit shall be checked by the Building Official. Such plans may be reviewed by other departments of the County to check compliance with the laws and ordinances under their jurisdiction. If the Building Official is satisfied that the work described in the application for permit and plans filed therewith conform to the requirements of this Code and all other pertinent County or State laws and ordinances and that the fee specified has been paid, and all applicable fees for flood control facilities prescribed by any ordinance of the Ventura County Flood Control District have been paid, he shall issue a permit therefor to the applicant.

When the Building Official issues the permit he shall endorse in writing or stamp on both sets of plans and specifications "APPROVED." Such approved plans and specifications shall not be altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

Where an industry, processing plant, or other commercial enterprise has wastes, sewage or other effluent that is disposed of in or on the ground in other than a recognized sewage treatment plant, then the plans must be approved for such disposal by the County Health Official prior to the issuance of any building permit.

A building permit shall not be issued when terrain or topographic features are present that predictably could pose a threat to the life or safety of a building's occupants or adversely affect the structural integrity of buildings and structures. Such features include but are not limited to:

- (1) Construction above or below precipitous cliffs or other nearly vertical land masses of unknown stability;
- (2) Construction on land subject to expansion, contraction or subsidence;
- (3) Construction within designated waterways, flood channels or areas subject to frequent inundation.

EXCEPTION: Building permits may be issued when special designs, supported by complete test data satisfactory to the Building Official or other involved County Departments, have been submitted specifying the manner and method by which such potential dangers have been eliminated or neutralized.

When a permit is denied for any of the above reasons, the Building Official shall, within 10 days of such action, notify the applicant in writing of the reasons. The applicant shall have the right to appeal such decisions to the Board of Appeals.

Sec. UBC 303 - Fees - Delete Section 303 of the UBC, provided, however, that all matter which would otherwise be subject to Section 303 of the UBC shall be subject to Sections 3110, et seq. of this Division.

Sec. UBC 402 - Definitions "A" - Section 402 of the UBC is hereby amended to include all of the definitions contained therein except for "Agricultural Building," which is hereby deleted.

Sec. UBC 901 - Group D Occupancies - Group D Occupancies shall be:

Division 1. Mental hospitals, mental sanitariums, jails, prisons, reformatories, and buildings where personal liberties of inmates are similarly restrained.

Division 2. Nurseries for the full-time care of children under kindergarten age (each accommodating more than five persons).

Hospitals, sanitariums, nursing homes with nonambulatory patients and similar buildings (each accommodating more than five persons).

Division 3. Nursing homes for ambulatory patients, homes for children over five years of age (each accommodating more than six persons).

For occupancy separations see Table No. 5-B.

For occupant load see Section 3301.

EXCEPTION: Group D Occupancies shall not include buildings used only for private residential purposes or for a family group.

Sec. UBC 1101 - Group F Occupancies - Group F Occupancies shall be:

Division 1. Gasoline service stations, storage garages where no repair work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of highly flammable liquids.

Division 2. Wholesale and retail stores, office buildings, drinking and dining establishments having an occupant load of less than 100, printing plants, municipal police and fire stations, factories and workshops using materials not highly flammable or combustible, storage and sales rooms for combustible goods, paint stores without bulk handling. (See Section 402, for definition of Assembly Buildings.)

Buildings or portions of buildings having rooms used for educational purposes, beyond the 12th grade with less than 50 occupants in any room.

Division 3. Aircraft hangars where no repair work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of highly flammable liquids.

Open parking garages.

Heliports.

Division 4. Special purpose framed test facilities, oil refinery towers, and similar structures which, because of their uniqueness, cannot be classified in any other category.

Use restrictions and requirements imposed upon Group F Occupancies, Divisions 1, 2, and 3, shall not apply to Division 4.

For occupancy separations see Table No. 5-B.

For occupant load see Section 3301.

The following provisions of this Code shall apply to Division 4: Parts V, VI, and VIII; and Chapters 29 and 32 of Part VII.

Use provisions of Parts III and IV and Chapter 33 of Part VII shall apply to Division 4 but may be modified by the Building Official when individual circumstances in design as needed make compliance with the listed requirements of those provisions impractical.

Sec. UBC 1501 - Group J Occupancies - Group J Occupancies shall be:

Division 1. One-story private garages, carports, sheds, and minor buildings not over 1,000 square feet in area.

Division 2. Fences over six feet high, tanks, and towers.

Division 3. One-story agricultural buildings in excess of 1,000 square feet in area. Such buildings shall not exceed 10,000 square feet unless exits are installed within the distance limitations stipulated for unsprinklered buildings in Chapter 33 UBC, and such buildings are entirely surrounded by space, streets, or yards, not less than 60 feet in width, separated from similar buildings not less than 20 feet or 60 feet from any building housing other occupancies.

For occupancy separations see Table No. 5-B.

For occupant load see Section 3301.

Sec. UBC 1506 - Garage Floor Surfaces - Garage floor surfaces shall be of nonabsorbent, noncombustible materials which are not adversely affected by motor fuels or lubricants.

Sec. UBC 1507 - Fire Protection - Private garages which are constructed in conjunction with any Group H or I occupancy shall require fire protection in accordance with the requirements of UBC Table 5-B, and when living quarters are located above automobile storage the entire automobile storage area must be fire-protected as required for 1-hour fire-resistive construction on the garage side; provided, however, that when living quarters are only partially over automobile storage areas, such fire protection need be applied only to a point not less than eight feet beyond the exterior walls above.

In cases where exterior walls of the dwelling intersect a required fire wall, and contain openings within three feet of such fire wall, the protection on the garage side shall extend four feet beyond such intersection.

Sec. UBC 1605 - Restrictions in Fire Zone No. 4 - Fire Zone 4 is defined as any area within 500 feet of noncultivated, brush-covered hillside, so designated by the Ventura County Fire Protection District.

Areas within Fire Zone 4 shall be excluded from such zone when a condition of Tentative Tract Map approval requires the removal of forest, brush or grass-covered lands for a distance of not less than 500 feet from the area to be excluded, and when such condition has been fulfilled.

- (a) Requirements in Fire Zone 4 for the fire-resistive protection of exterior walls and openings, as determined by location on property, shall be the same as required for Fire Zone 3.
- (b) Roof covering. Roofs of such buildings shall be covered with a fire-retardant roofing conforming to one of the following:
  - (1) As specified in Section 3203(e).
  - (2) As specified as Class C by a recognized testing laboratory.
  - (3) Special Purpose Roofs approved by the Building Official.
- (c) Horizontal Protection. Portions of the structure which have combustible construction elements in the horizontal plane, located on the exterior of the building, must be protected as required for one-hour construction, but such protection need not be applied to those elements which are located inside the structure. The following are examples of elements requiring protection from threatening external fires:

Exposed rafter tails and roof sheathing (eaves).  
The underfloor system of "stilt type" construction.  
Combustible stairways and balconies.
- (d) Opening Protection. Openings from outside the building into attics or underfloor spaces shall be covered with solid noncombustible materials or screened with corrosion-resistant wire mesh not in excess of one-quarter inch.

Sec. UBC 1704 - Roof Coverings - Roof coverings shall be fire-retardant except in Type V buildings housing Groups H, I or J Occupancies where it may be as specified in Section UBC 3203(f). Nothing herein affects the restrictions in Fire Zone 4 as set forth in Section UBC 1605 of this Chapter.

EXCEPTION: In Fire Zone No. 3, roofs of cedar or redwood shakes and shingles constructed in accordance with requirements of UBC Standard No. 32-14 for Special Purpose Roofs may be used on buildings of Types III-N and V-N construction housing Group B, Divisions 3 and 4, Group C, and Group F, Divisions 1 and 2, Occupancies, provided the horizontal clearance between cornice and property line, except street front, is not less than 10 feet.

Skylights shall be constructed as required in Chapter 34.

Penthouses shall be constructed as required in Chapter 36.



For Attics: Access and Area, see Section 3205. For Roof Drainage, see Section 3206.

Sec. UBC 2903(b) - Soils Investigation - An investigation, or investigations, shall be conducted for each site (single lot or subdivision) by a licensed Civil Engineer experienced in soils engineering.

EXCEPTIONS: The following may be exempt from this requirement:

1. Sites having natural formations known by the Building Official to be free of adverse characteristics.
2. Sites for accessory and other minor buildings including additions to existing dwellings and minor additions to other building classifications.

Investigations shall include observations and necessary tests to determine characteristics such as compressibility, expansiveness, bearing value, and the effect of moisture variations on bearing capacity and other pertinent characteristics of the foundation materials which affect the suitability of the site in regard to the intended use. Borings shall be taken at appropriate locations and to appropriate depths so as to provide necessary subsurface information in relation to the type and importance of the planned facility. Soils encountered shall be classified in accordance with the Unified Soil Classification System.

Sec. UBC 2903(c) - Expansive Soil - The Expansion Index Test adopted by the Building Official shall be conducted for each individual building site except that in subdivisions such tests need not exceed one per each five contiguous lots, or five acres, whichever is less in area. Allowable variations in Expansion Index between adjacent tests in subdivisions shall not be larger than 20 unless foundations are installed in accordance with the higher Expansion Index.

In all cases, Expansive Index tests shall be run after rough grading is completed on the various soils in the top four feet or on the most expansive type soil exposed in the four foot soil profile whether it be cut, fill or a combination of cut and fill.

Foundations shall be installed in accordance with Table 29-A pursuant to the results of such tests. A weighted index with weighing factors determined by the Building Official may be used if desired. Other designs may be acceptable but must be substantiated with appropriate data and must be accompanied by the required expansion index test data. In the absence of expansion index tests a foundation for a one-, two- or three-story, Type V building may be installed in accordance with the requirements for an Expansion Index of 81-100 in Table 29-A.

Sec. UBC 2903(d) - Reports - Reports containing observations, test results, and recommendations shall include but need not be limited to the following:

1. Location of property or site.
2. Description of site including elevations.
3. Description of proposed structure.

- excavations.
5. Boring logs showing subsurface material to a depth of at least four feet.
  6. Soil classification.
  7. Expansion indexes.
  8. Bearing value(s).
  9. Evidence of groundwater.
  10. Any information that may indicate geological problems.
  11. Recommendations for foundation type and design criteria.

Sec. UBC 2903(e) - Special Foundation Design - Designed foundations shall be required on the following:

1. Whenever the cut-to-fill "daylight line" lies within the building limits.
2. Whenever differing soil bearing values are encountered, special consideration shall be given to the foundation design to minimize differential settlement.

Sec. UBC 2903(f) - Special Site Investigation - Whenever, in the opinion of the Building Official, the adequacy and overall stability of a building site cannot be determined by the test borings or excavations required by the provisions of Sections UBC 2902 and 2903, he may require a special geologic, hydrologic or other investigation.

Sec. UBC 2905(a) - Footings - General - Footings and foundations, unless otherwise specifically provided, shall be constructed of solid masonry or concrete and shall in all cases extend below the frost line. Foundation walls supporting wood shall extend at least six inches above the finish grade adjacent to the wall at all points. When finish floor levels are to be at, or below grade, an approved moisture barrier shall be provided. Mortar used in foundation walls and footings shall be as specified in Section 2403(t).

Sec. UBC 2905(b) - Bearing Walls - Bearing walls shall be supported on continuous solid masonry or concrete footings or piles, which shall be of sufficient size to support safely the loads imposed as determined from the character of the soil. Minimum foundation requirements for stud bearing walls shall be as set forth in Table 29-A.

- EXCEPTIONS:
1. A one-story wood frame building which is not used for human occupancy and which does not exceed four hundred square feet (400 sq.ft.) in area, including additions, may be constructed without a masonry or concrete foundation if the walls are supported on a wood foundation plate.
  2. The support of buildings by posts embedded in earth shall be designed as specified in Section UBC 2905(f). Wood posts or poles embedded in earth shall be pressure treated with an approved preservative. Steel posts or poles shall be protected as specified in Section UBC 2907(f).

Sec. UBC 2910 - Design Standards For Houses on Stilt Foundations - The Building Official may issue permits for stilt supported dwellings on caissons or piers where located over a

1:1:1 slope exceeding the ratio of two horizontal to one vertical. Prior to issuing said permit the Building Official shall determine that good engineering practice would permit the conditional use of such a dwelling subject to compliance with the following conditions and such other precautions found to be reasonable and necessary:

1. All footings shall be designed by a licensed engineer and extend through the fill a minimum of 3'0" into the underlying bedrock but not less than the depth required to resist the lateral load by friction or passive resistance as determined by the foundation engineer.
2. All caissons shall be reinforced for their full length with a minimum of four No. 4 bars tied with 1/4" hoops at 12" o.c.
3. All caissons or pier footings shall be tied laterally in two directions at the ground surface with grade beams or tie beams a minimum of 12" x 12" in cross-section reinforced with a minimum of four No. 4 bars tied with 1/4" hoops at 12" o.c.
4. All roof drainage is collected and conducted to the street in a non-erosive device.
5. No additional fill from the footing excavation is placed on the slope.
6. All loose brush and debris shall be removed from the site prior to starting construction.
7. The fill placed upon this property is susceptible to downhill creep which must be presumed and allowed for in the design. The designing engineer shall provide support against downhill creep which shall not be less than 1000 lbs. per linear foot acting upon each caisson or pier for the full length of its penetration through the fill. If the designing engineer or the Building Official finds that a greater force is probable, the design shall be modified accordingly.

The above requirements do not preclude consideration of other design methods if performed by an engineer competent in soil mechanics; and if the design is based upon exploratory evidence substantiated by engineers who are approved by the Building Official to make such investigations.

8. Where there is no fill or fill is less than 12" in depth, caissons or piers shall be designed to resist a minimum horizontal force of 1000 lbs. acting downhill on each caisson or other type of footing. Caissons or piers shall be tied together in two directions by grade beams as required in No. 3 above.
9. The site shall be planted as required by the Building Official to prevent surface erosion.

Sec. UBC 2911 - Concrete Slab Floor Construction - The following requirements for slab floor construction shall be adhered to, except where engineered modifications are approved by the Building Official and continuous inspection during construction provided by the Engineer:

1. Loose fill shall be suitably compacted, or shall be removed and replaced with coarse sand or gravel.
2. An approved vapor barrier of not less than 6 mil thickness shall be installed under all living areas. Such vapor barrier shall cover all earth or fill

material within the boundaries of the exterior walls and shall be turned up at least three inches at the exterior walls or penetrate the wall three inches. Joints shall be lapped a minimum of twelve inches or be fastened together with a suitable compound.

3. A one inch minimum layer of sand shall be placed over the vapor barrier and moistened just prior to placing concrete.
4. Slab reinforcement shall be installed in such a manner that it is thoroughly embedded in the concrete slab as close to the center of the slab as possible.

Sec. UBC 2912 - Foundation Construction Joints - Horizontal construction joints in exterior foundation walls will not be permitted unless such joints are located a minimum of four inches above finish grade and/or twelve inches below finish floor. This requirement does not preclude the use of approved waterproof joints.

Sec. UBC 2913 - Fine Grading - Lots shall be graded to drain surface water toward an approved disposal area.

Sec. UBC 2914 - Drainage Around Building Foundations - Finished grades around buildings shall slope away from the building foundations. Minimum gradients of such slopes shall be two percent for the first four feet. The minimum longitudinal gradient of swales shall be one percent.

EXCEPTION: When concrete or other approved impervious surfaces are employed to carry water, the above minimum gradients may be reduced to one-half of one percent.

Sec. UBC 2915 - Side Slope Gradient - Maximum gradient of side slopes adjacent to a building shall be twenty-one percent for a minimum of four feet away.

Sec. UBC 2916 - Drainage Devices - Concentrated roof waters from gutter downspouts or roof valleys shall be diverted by concrete splash blocks and/or approved non-erosive drainage devices to convey the water away from the building foundation.

Sec. UBC 2917 - Drainage Precautions in Expansive Soils - Where buildings are constructed on soils having an expansion index reading in excess of 60, drainage provisions in addition to those specified elsewhere in this Code shall be made as follows:

1. Eave or ground gutters shall be provided to receive all roof water and deliver it through an approved non-erosive device to a street or approved watercourse.
2. When the distance from a building to the toe of an adjacent slope having an ascending vertical height of ten feet or more is within five feet of the flow line of a required drainage swale, a slough wall shall be provided. This wall shall extend one foot above the level grade and five feet beyond the limits of the adjacent building wall.

UBC Table Nos. 29-A, 29-B, and 29-C are hereby amended in consolidated form as follows:

MINIMUM FOUNDATION REQUIREMENTS FOR  
1, 2 AND 3 STORY RESIDENTIAL STRUCTURES  
(Including Expansive Soils Requirements (1))

Weighted Expansion Index	Footings For Slab & Raised Floor Systems (2) (5)						Slabs		Premoistening Control For Soils Under Footings, Piers and Slabs (5)	
	No. of Stories	Stem Thickness.	Footing Width	Footing Thickness	All Perimeter Footings and Interior Piers & Footings For Raised Floors (6)	Interior Footings For Slab Floors	Reinforcement	Slab Thickness-4"		
								Depth Below Lowest Adjacent Grade		Reinforcement
					Inches					
0-20 Very Low (Non-expansive)	1	6	12	6	12	12	None Required	6x6-10/10 WWF	1"	Recommend moistening of ground prior to placing concrete
	2	8	15	7	18	18				
	3	10	18	8	24	24				
21-40 Low	1	6	12	6	15	12	1-#3 Top & Bottom	6x6-10/10 WWF	4"	120% of optimum moisture content to a depth of 21" below lowest adjacent grade. Tested.
	2	8	15	7	18	18				
	3	10	18	8	24	24				

41-60 Medium- Low	1	6	12	6	18	12	1-#4 Top & Bottom	6x6-10/10 WWF	4"	125% of optimum moisture con- tent to a depth of 24" below lowest adjacent grade. Tested.
	2	8	12	8	18	18				
	3	10	15	8	24	24				
61-80 Medium	1	6	12	6	21	15	1-#4 Top & Bottom	6x6-6/6 WWF or #3 @ 24" e.w.	4"	130% of optimum moisture con- tent to a depth of 27" below lowest adjacent grade. Tested.
	2	8	12	8	21	18				
	3	10	15	8	24	24				
		#3 bars @ 24" in footing and bent 3' into slab (2)								
81-100 Medium High	1	6	12	8	24	18	1-#5 Top & Bottom	6x6-6/6 WWF or #3 @ 24" e.w.	4"	135% of optimum moisture con- tent to a depth of 30" below lowest adjacent grade. Tested.
	2	8	12	8	24	18				
	3	10	15	8	24	24				
		#3 bars @ 24" in footing and bent 3' into slab (2)								
101-120 High	1	6	12	8	27	18	1-#5 Top & Bottom	6x6-6/6 WWF or #3 @ 24" e.w.	4"	140% of optimum moisture con- tent to a depth of 33" below lowest adjacent grade. Tested.
	2	8	12	8	27	18				
	3	10	15	8	27	24				
		#3 bars @ 24" in footing and bent 3' into slab (2)								

120 +  
Very High

Special Design by Registered Civil Engineer

- (1) Foundation requirements are based on reducing the potential differential vertical movements due to expansive soil by premoistening the soil prior to construction. If premoistening is not desired, a much stronger foundation will be needed or other precautions must be taken.
- (2) Footings for garages (including those below garage openings) and patio type structures may be 12" deep for expansion index values larger than 20 if the slab is free-floating. All other items shown in the table are required. Crawl holes through footings for raised floors shall be installed with curbs extending a minimum of 6" above adjacent grade to prevent surface water from entering under the building.
- (3) Bottom bar 3" from bottom of footing, top bar within 3" from the top of stem.
- (4) Slab reinforcement placed in middle of slab. Slab reinforcement bent into footing stem should be in middle of stem.
- (5) Moisture content shall be maintained until foundations and piers are poured and a vapor barrier is installed. Soil density may be as low as 85% after premoistening for all soils with an expansion index greater than 40.
- (6) If the entire area under a raised floor is premoistened, the interior footings may be the same depth as interior footings for slab floors.



ARTICLE 2

UMC - UNIFORM MECHANICAL CODE  
(Uniform Building Code, Volume II)

Sec. UMC 202 - Violations and Penalties - It shall be unlawful for any person, firm, or corporation to erect, install, alter, repair, relocate, add to, replace, use, or maintain heating, ventilating, comfort cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of this Code. Maintenance of equipment which was unlawful at the time it was installed and which would be unlawful under this Code if installed after the effective date of this Code, shall constitute a continuing violation of this Code.

Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each 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 Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$500.00, or by imprisonment for not more than six months, or by both such fine and imprisonment.

Sec. UMC 203 - Board of Appeals - Delete Section 203 of the UMC, provided, however, any appeal which would otherwise be heard pursuant to Section 203 of the UMC shall be heard by a Board of Appeals as provided in Sections 3105, et seq. of this Division.

Sec. UMC 303(d) - Penalty Fee - Delete Section 303(d) of the UMC, provided, however, that penalty fees which would otherwise be governed by Section 303(d) of the UMC shall be governed by Section 3110-5 of this Division.

Sec. UMC 304 - Fees - Delete Section 304 of the UMC, provided, however, that everything which would otherwise be subject to Section 304 of the UMC shall be subject to Sections 3110, et seq. of this Division.

ARTICLE 3

UHC - UNIFORM HOUSING CODE  
(Uniform Building Code, Volume III)

Sec. UHC 203 - Board of Appeals - Delete Section 203 of the UHC, provided, however, any appeal which would otherwise be heard pursuant to Section 203 of the UHC shall be heard by a Board of Appeals as provided in Sections 3105, et seq. of this Division.

Sec. UHC 204 - Violations and Penalties - No person, firm, or corporation, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code or any order issued by the Building Official hereunder.

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each 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 Code is committed, continued, or permitted, and upon conviction of any such violations such person shall be punishable by a fine of not more than \$500.00, or by imprisonment for not more than six months, or by both such fine and imprisonment.

Sec. UHC 302 - Fees - Delete Section 302 of the UHC, provided, however, that everything which would otherwise be subject to Section 302 of the UHC shall be subject to Sections 3110, et seq. of this Division.

ARTICLE 4

DBC - DANGEROUS BUILDING CODE  
(Uniform Building Code, Volume IV)

Sec. DBC 203 - Violations and Penalties - No person, firm, or corporation, whether an owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code or any order issued by the Building Official hereunder.

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each 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 Code is committed, continued, or permitted, and upon conviction of any such violations such person shall be punishable by a fine of not more than \$500.00, or by imprisonment for not more than six months, or by both such fine and imprisonment.

Sec. DBC 205 - Board of Appeals - Delete Section 205 of the DBC, provided, however, any appeal which would otherwise be heard pursuant to Section 205 of the DBC shall be heard by a Board of Appeals as provided in Sections 3105, et seq. of this Division.

ARTICLE 5

USC - UNIFORM SIGN CODE  
(Uniform Building Code, Volume V)

Sec. USC 103(c) - Board of Appeals - Delete Section 103(c) of the USC, provided, however, any appeal which would otherwise be heard pursuant to Section 103(c) of the USC shall be heard by a Board of Appeals as provided by Sections 3105, et seq. of this Division.

Sec. USC 103(d) - Violations and Penalties - It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign or structure in the city, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code.

Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each 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 Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$500.00, or by imprisonment for not more than six months, or by both such fine and imprisonment.

## UPC - UNIFORM PLUMBING CODE

Sec. UPC 1.7 - Violations and Penalties - Any person, firm or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not to exceed \$500.00 or by imprisonment in the County Jail for not to exceed six months, or by both fine and imprisonment. Each separate day or any portion thereof during which any violation of this Code occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorized is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the Administrative Authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this Code or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Administrative Authority under the provisions of this Code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within 60 days from date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 120 days. Before such work can be recommenced a new permit shall be first obtained so to do, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one year.

Sec. UPC 1.10(d) - Special Permits - Permits may be secured by persons holding qualification credential issues pursuant to successful completion of an examination given in accordance with Section 3110-14 of this Division.

Sec. UPC 1.12 - Cost of Permit - Every applicant for a permit to do work regulated by this Code shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information, pertinent thereto as may be required.

Such applicant shall pay for each permit issued at the time of issuance, a fee in accordance with the schedule, and at the rate provided for each classification shown herein.

For the purpose of this Section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated

buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

Delete the Schedule of Fees set forth in Section 1.12 of the UPC, provided, however, that everything which would otherwise be subject to Section 1.12 of the UPC shall be subject to Sections 3110, et seq. of this Division.

Sec. UPC 1.15 - Sanitary Districts - The provisions of this Chapter, relating to the inspection of the installation of outdoor sewage facilities and the requirement for permits and fees therefor, shall not apply within the boundaries of a Sanitary District if the Sanitary District has adopted and is enforcing ordinances or regulations which are equal to or more restrictive than those contained in this Chapter. Equivalency of ordinances or regulations shall be determined by the Building Official, subject to appeal to the Mechanical and Plumbing Board of Appeals.

Sec. UPC 2.1(e) - Specialty Plumber - A specialty plumber is a person who has passed a written examination given by the Department of Building and Safety pursuant to Section 3110-14 of this Division for plumbing specialties, such as gas piping.

Sec. UPC 2.2 - Delete.

Sec. UPC 2.3 - Delete.

Sec. UPC 2.4 - Board of Appeals - Delete Section 2.4 of the UPC, provided, however, any appeal which would otherwise be heard pursuant to Section 2.4 of the UPC shall be heard by a Board of Appeals as provided in Sections 3105, et seq. of this Division.

Sections UPC 2.5 through UPC 2.11 - Delete.

ARTICLE 7

UWC - UNIFORM WIRING CODE

Sec. UWC 30 - FEEES - Delete Article III (Sections 30.1 - 30.9) of the UWC, provided, however, that everything which would otherwise be subject to Article III of the UWC shall be subject to Sections 3110, et seq. of this Division.

Sec. UWC 40.6 - Board of Appeals - Any appeal from the provisions of this Chapter shall be heard by a Board of Appeals as provided in Sections 3105, et seq. of this Division.

Sec. UWC 320.1 - Violations and Penalties - Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than \$500.00 or by imprisonment for a period of not more than six months, or by both such fine and imprisonment.

Sec. UWC 330.1 - Violations and Penalties - Every person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a separate offense for each day or portion thereof during which such violation continued and shall be punishable thereof as herein provided.

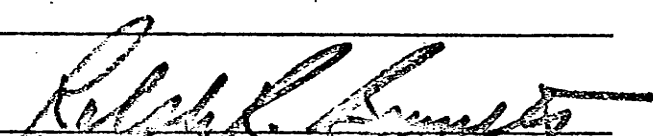
Sec. UWC 340.1 - Violations and Penalties - It is unlawful for any person, firm or corporation, either as owner, architect, contractor, artisan or otherwise, to do or knowingly to cause or permit to be done any electrical wiring as defined in this Code in such manner that the same shall not conform to all of the provisions of this Code.

PASSED AND ADOPTED this 29th day of June, 1971,  
by the following vote:

Ayes: Supervisors Jewett, Coonan, Schmidt, Laubacher, Bennett

Noes: None

Absent: None

  
Chairman, Board of Supervisors

ATTEST:

ROBERT L. HAMM, County Clerk,  
County of Ventura, State of California, and ex officio Clerk of the  
Board of Supervisors thereof.

By   
Deputy Clerk

