

# **ORDINANCE 2830**

**AN ORDINANCE AMENDING DIVISION 3 OF THE  
VENTURA COUNTY ORDINANCE CODE,  
ADOPTING BY REFERENCE  
THE UNIFORM BUILDING CODE, 1973 EDITION,  
THE UNIFORM MECHANICAL CODE,  
1973 EDITION,  
THE UNIFORM HOUSING CODE, 1973 EDITION,  
THE DANGEROUS BUILDINGS CODE,  
1973 EDITION,  
THE UNIFORM SIGN CODE, 1973 EDITION,  
THE UNIFORM PLUMBING CODE, 1973 EDITION,  
THE UNIFORM WIRING CODE, 1968 EDITION,  
AND THE NATIONAL ELECTRICAL CODE,  
1971 EDITION;  
CERTAIN ADDITIONAL PUBLICATIONS  
ADOPTED BY REFERENCE THEREIN, TOGETHER  
WITH RECOMMENDED AMENDMENTS.**

**ADOPTED APRIL 16, 1974.**

BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA  
TUESDAY, APRIL 16, 1974, AT 9:00 O'CLOCK A. M.

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ORD. 2830 / 206

ADOPTING ORDINANCE NO. 2830, RE EDITION OF THE UNIFORM BUILDING CODE  
FOR BUILDING REGULATIONS ; DIRECTING PUBLICATION

An ordinance amending Division 3 of the Ventura County Ordinance Code relating to Building Regulations adopting by Reference the most current editions of the Uniform Codes

is presented to the Board at this time, and upon motion of Supervisor Bennett, seconded by Supervisor Flynn, 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. 2830.

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

Ayes: Supervisors Jewett, Bennett, Schmidt, Flynn and Conlan.

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. 2830.

It is further ordered that said ordinance shall take effect and be in force at the expiration of thirty (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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ORDINANCE NO. 2830

AN ORDINANCE AMENDING DIVISION 3 OF THE VENTURA COUNTY ORDINANCE CODE RELATING TO BUILDING REGULATIONS ADOPTING BY REFERENCE THE MOST CURRENT EDITIONS OF THE UNIFORM CODES FOR: BUILDING, 1973 EDITION, MECHANICAL, 1973 EDITION, HOUSING, 1973 EDITION, DANGEROUS BUILDINGS, 1973 EDITION, SIGNS, 1973 EDITION, PLUMBING, 1973 EDITION, WIRING, 1968 EDITION, AND NATIONAL ELECTRIC, 1971 EDITION; CERTAIN ADDITIONAL PUBLICATIONS ADOPTED BY REFERENCE THEREIN; TOGETHER WITH RECOMMENDED AMENDMENTS.

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

A. The following sections are hereby deleted from the Ventura County Ordinance Code without any reference to such deletion being placed therein:

3100-9; UBC 104(a); UBC 402; UBC 901; UBC 2903(b); UBC 2903(c); UBC 2903(d); UBC 2903(e); UBC 2903(f); UBC 2905(a); UPC 1.7; UPC 1.10(d); UPC 1.12; UPC 1.15; UPC 2.1(e); UPC 2.4.

B. The following articles are hereby deleted from the Ventura County Ordinance Code without any reference to such deletion being placed therein:

Article 1 of Chapter 6; and Article 6 of Chapter 6.

C. The following sections are hereby added:

3101-8; 3110-6; UBC 1313(n); UBC 1807(f)(1); UBC 1807(i)(1); UBC 1807(n); UBC 2314(m); UBC 2905(f); UBC 4905; UPC 1; UPC 2; UPC 3; UPC 4;

UPC 5; UPC 6; UPC 7; UPC 8; UPC 9; UPC 10; UPC 11; UPC 12; UPC 13; UPC 14; UPC 1101(g); UPC 1114(e); UPC 1114(f); NEC 90-11; 3630-4; and 3630-5.

D. The following tables are hereby added:

UBC Table No. 23-K; and UPC Table 11-6.

E. Chapter 3 of the Ventura County Ordinance Code is hereby added:

F. The following sections are hereby amended:

3100; 3100-1; 3100-2; 3100-3; 3100-4; 3100-5;  
3100-6; 3100-8; 3101-3; 3105-2; 3105-3; 3105-4;  
3110-3; 3110-4; 3120; UBC 202(e); UBC 301(b);  
UBC 301(f); UBC 302(a); UBC 701; UBC 1002(b);  
UBC 1101; UBC 1102(b); UBC 1313(d); UBC 1313(f);  
UBC 1313(h); UBC 1501; UBC 1503; UBC 1504; UBC  
1505; UBC 1506; UBC 1507; UBC 1508; UBC 1509;  
UBC 1510; UBC 1511; UBC 1605; UBC 1704; UBC  
1807; UBC 1807(a); UBC 1807(b); UBC 1807(c); UBC  
1807(e); UBC 1807(f); UBC 1807(g); UBC 1807(h);  
UBC 1807(i); UBC 1807(j); UBC 1807(k); UBC  
1807(l); UBC 1807(m); UBC 2305(d); UBC 2310; UBC  
2514(a); UBC 2518(g)-4; UBC 2903(a); UBC 2904;  
UBC 2905(b); UBC 2905(c); UBC 2905(e); UBC 2906;  
UBC 2907(a); UBC 2907(b); UBC 2910; UBC 2911;  
UBC 2912; UBC 2917; UBC 4901; UBC 5108; UBC  
5109; UBC 5110; UBC 5111; UBC 5112; UBC 5113;

UPC 1111(a); UPC 1111(f); UPC 1113; UPC 1114(b);  
UPC 1116(b); UPC 1116(d); UPC 1117(a); UPC  
1117(h); UWC 111.6; NEC 680.6; NEC 680-20(a)(2);  
3630-1; 3630-3; 3631-1; 3632-1; 3633-3.1; 3633-  
3.2; 3633-3.3; and 3633-3.4.

G. The following tables are hereby amended:

UBC Table No. 15-A; UBC Table No. 15-B; UBC  
Table No. 15-C; UBC Table No. 23-B; UBC Table  
No. 29-A; UBC Table No. 29-D; and UPC Table No.  
11-1.

H. UBC Appendix Chapter 38 is hereby amended.

I. The following penalty clause sections are reenacted  
in full pursuant to the requirements of section 50022.4 of  
the Government Code:

3110-5; UBC 205; UMC 202; UMC 303(d); UHC 204;  
DBC 203; USC 103(d); UWC 320-1; UWC 330.1; and  
UWC 340.1.

DIVISION 3 - BUILDING REGULATIONS

CHAPTER 1 - GENERAL PROVISIONS

Sec. 3100 - ADOPTION OF UNIFORM AND MODEL 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, 1973 Edition, including the Appendix thereto, except Appendix Chapters 15 and 38, and the Uniform Building Code Standards, 1973 Edition, as approved by the International Conference of Building Officials, are adopted.

Sec. 3100-2 - Uniform Mechanical Code (UMC) - The Uniform Mechanical Code, 1973 Edition, as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-3 - Uniform Housing Code (UHC) - The Uniform Housing Code, 1973 Edition (also known as the Substandard Building Code), as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-4 - Dangerous Buildings Code (DBC) - The Dangerous Buildings Code, 1973 Edition (also known as the Uniform Code for the Abatement of Dangerous Buildings), as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-5 - Uniform Sign Code (USC) - The Uniform Sign Code, 1973 Edition, as approved by the International Conference of Building Officials, is adopted.

Sec. 3100-6 - Uniform Plumbing Code (UPC) - The Uniform Plumbing Code, 1973 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, 1971 Edition, as approved by the National Fire Protection Association, 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 70 of the Uniform Building Code.

Sec. 3104-4 - 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. 3101-7 - Director of Public Works - "Director of Public Works" shall mean the Director of Public Works except that it shall mean the Director of Building and Safety for purposes of directing work of repair or demolition pursuant to sections UBC 1401(c)3 and DBC 701(c)3 of this Code with an estimated cost of \$4,000 or less. ADD. ORD. 2651 - 1/16/73

Sec. 3101-8 Minor Structure - Also called minor building. Any structure or building not customarily used by human beings and less than 1,000 square feet in area.

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 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. (AM. ORD. 2486 - 11/9/71)

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.

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 the Uniform Mechanical Code and the Uniform Plumbing Code.

Sec. 3105-4 - Board of Appeals - Electrical - The jurisdiction of the Electrical Board of Appeals shall be the appealable matters contained in the Uniform Wiring Code and the National Electrical Code.



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:

AM 9-11-73 Ord. 2719

\$1.00 to \$500.00	\$8.00
\$501.00 to \$1,000.00	\$8.00 for first \$500.00 plus \$1.00 for each additional \$100.00 or fraction thereof, to and including \$1,000.00
\$1,001.00 to \$25,000.00	\$13.00 for first \$1,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$133.00 for first \$25,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$233.00 for first \$50,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$383.00 for first \$100,000.00 plus \$2.25 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 and up	\$1,283.00 for first \$500,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof

NOTE: Fractions of dollars of \$0.50 or more shall be rounded up to the nearest dollar; all others shall be rounded down to the nearest dollar.

Plan Checking Fees for Building Permits

1. When plans, specifications, or calculations are required for checking any of the functions for which permits are required, a fee for plan checking shall be charged in an amount equal to sixty-five per cent (65%) of the amount charged for a building permit.
2. A "standard plan" is defined as any plan which shall be utilized at more than five sites for repetitive construction. Any deviations from the complete original approved plan shall automatically disqualify it for the reduced fee under this section. A "standard plan" shall be considered void upon the revision of pertinent codes, or three years

after approval as a "standard plan," or at the discretion of the Building Official. The initial "standard plan" will 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 and required details and documents will necessitate the payment of one-half the initial plan checking fee.

3. Where plans are changed, or incomplete, due to the absence of adequate or proper information or details so as to require additional plan checking, they will be subject to an additional plan checking fee equal to one-half the initial plan checking fee.

Reviewing resubmitted plans for previously listed corrections is not to be construed as additional plan checking.

The Building Official is authorized to waive fee for inconsequential additional plan checking.

Sec. 3110-2 - Mechanical Permit Fees - Fees for mechanical permits shall be paid in accordance with the following schedule:  
AM 9-11-73 Ord. 2719

1. For the issuance of each permit \$ 4.00
2. For the installation, alteration, or relocation of each refrigeration compressor or absorption unit, and for each fuel-burning furnace, boiler, heater, and vented decorative appliance, including vents attached thereto:

Up to and including 100,000 Btu's	5.00
More than 100,000 Btu's to and including 500,000 Btu's	7.50
More than 500,000 Btu's and including 1,000,000 Btu's	10.00
More than 1,000,000 Btu's to and including 2,000,000 Btu's	15.00
More than 2,000,000 Btu's	25.00
3. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit 2.50
4. For each air-handling unit for air conditioning, including ducts attached thereto:

Up to and including 2,000 CFM's	2.00
More than 2,000 CFM's to and including 10,000 CFM's	5.00
More than 10,000 CFM	10.00

NOTE: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled air-conditioning appliance for which a permit is required elsewhere in this Division.

5. For each evaporative cooler other than portable type 4.00
6. For each ventilation fan connected to a single duct 2.50

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|--|-------|
| 7. For each ventilating system which is not a portion of any heating or air-conditioning system authorized by a permit   | 4.00  |
| 8. For the installation of each hood or spray booth served by mechanical exhaust, including the fans and ducts attached  | 5.00  |
| 9. 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 | 4.00  |
| 10. Incidental gas piping  | 2.00  |
| 11. For the installation or relocation of each commercial or industrial type incinerator   | 24.00 |

NOTE: For refrigerator system ratings one horsepower, one ton, or 12,000 Btu's per hour shall mean the same quantity.

Plan Checking Fees for Mechanical Permits

Plan-Checking fees equivalent to 50% of the permit fee shall be paid at the time of submitting plans and specifications for the installation of comfort heating and cooling systems, refrigeration and ventilating systems and hoods for the following:

1. Any group A, B, C, D, or E Occupancy.
2. New buildings having an aggregate floor area of 15,000 square feet or more.
3. Installations other than those listed in Items 1 and 2 above where the aggregate Btu input capacity for either comfort heating or comfort cooling is 1,000,000 Btu's and over, or installations containing a single comfort heating or comfort cooling air handling system with a capacity of 10,000 CFM or more.

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

AM 9-11-73 Ord. 2719

1.	For issuing each permit	\$ 4.00
2.	For each fixture rough-in, including water	1.00
3.	For each fixture finish	1.00
4.	For each building sewer and each trailer or mobile home sewer hook-up	6.00
5.	Rainwater systems per drain	2.00
6.	For each cesspool, seepage pit or leach field not otherwise included on a permit	6.00
7.	For each private sewage disposal system	12.00
8.	For each water heater and/or vent	2.00
9.	For each gas piping system of one (1) to five (5) outlets	2.00
10.	For each gas piping system in excess of five (5) 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	2.00
12.	For installation, alteration or repair of water piping and/or water treating equipment	2.00
13.	For repair or alteration of drainage or vent piping	2.00
14.	For each residential lawn sprinkler system on one meter, including back flow prevention devices therefor	2.00
15.	For each commercial lawn sprinkler system on one meter, including back flow prevention devices therefor	10.00
16.	Swimming pool recirculation piping	2.00
17.	For vacuum breakers or back flow preventive devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping - one (1) to five (5)	2.00
	Over five (5) each	.30
18.	Private sewage disposal system test inspection fee	25.00

## Plan Checking Fees for Plumbing Permits

Required to be paid at the time of submitting plans and specifications based on the following:

1. A single building containing more than 180 drainage fixture units or the initial models for tract housing and townhouses 50% of the plumbing permit fee required
2. A potable water line serving one or more buildings with an aggregate demand of more than 180 water fixture units or 100 GPM (excluding buildings under Item 1 above and minor accessory buildings) \$20.00 and \$1.00 for each additional building over one
3. A fuel gas line serving one or more buildings with an aggregate demand 1,000,000 Btu's or more (excluding buildings under Item 1 above and minor accessory buildings) \$20.00 and \$1.00 for each additional building over one
4. A sewer collection system serving more than one building with an aggregate load of more than 180 drainage fixture units (excluding minor accessory buildings). \$10.00 and \$1.00 for each additional building over one

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:

AM 9-11-73 Ord. 2719

Permit issuing fee, each \$ 4.00

For issuing supplementary permits when the original  
permit is still in force, each 3.00

Service

Up to and including 400 Amperes .02/Amp

Above 400 Amperes plus \$1.00 for each additional  
100 Amperes, or fraction thereof 12.00

Radiant heating system per each commercial tenant  
or dwelling unit 5.00

In addition, the following fees shall apply to  
electrical systems contained within or on any  
new structure, including new additions to  
existing structures:

1. \$0.0025 per square foot
  - a. For the portion of warehouses, stores, markets  
(wholesale or retail) in excess of 10,000  
square feet
  - b. Storage garages where no repair work is being done
  - c. Aircraft hangers where no repair work is being done
2. \$0.005 per square foot
  - a. Residential accessory buildings (attached or  
detached), such as garages, carports, sheds, etc
  - b. Warehouses, stores, markets (wholesale or retail)  
up to and including 10,000 square feet
  - c. Commercial garages and carports.
3. \$0.0075 per square foot
  - a. Office Buildings
  - b. Hospitals, sanitariums, convalescent hospitals,  
nursing homes, child day-care centers, nurseries
  - c. Schools, churches, and assembly buildings.

4. \$0.0125 per square foot

- a. Residential occupancies.
- b. Hotels, motels, apartment houses, etc.
- c. Repair garages and aircraft repair hangers.
- d. Factories, manufacturing and assembly plants.
- e. All other occupancies not listed above.

Plan Checking Fees for Electrical Permits

50% of electrical fees charged when service switch size exceeds 200 amperes or 300 volts.

50% of electrical fees charged for the initial models of Group I occupancies.

Alterations and Additions

Where no structural work is being done or where it is impractical to use the square footage schedule:

Convert the following to units...then charge \$1.50 for each unit.

- 1. For each 5 outlets or fraction thereof where current is used or controlled 1 unit
- 2. For each 5 lighting fixtures or fraction thereof where current is used or controlled 1 unit
- 3. For multi-outlet assembly (festoon type plug mold, etc.)  
Each 20-feet or fraction thereof 1 unit

B. For equipment rated in Horsepower (HP), Kilowatts (KW), or Kilovolt-amperes (KVA), the fee for each motor, transformer, and/or appliance shall be:

<u>HP, KW, KVA OR FRACTION THEREOF</u>	<u>Fee</u>
0 to 1 .....	\$ 1.50
Over 1 and not over 10 .....	3.00
Over 10 and not over 50 .....	5.00
Over 50 and not over 100 .....	10.00
Over 100 and not over 500 .....	15.00
Over 500 .....	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, contractors, relays and other directly related control equipment.

Temporary Service

- 1. Temporary or construction services including pole or pedestal, each \$ 5.00
- 2. Approval for temporary use of permanent service equipment prior to completion of structure or final inspection, each 5.00
- 3. Additional supporting poles, each 2.00



Miscellaneous

1. Area lighting standards (over 6-feet in height),  
up to and including 10 on a site, each \$ 2.00  
Over 10 on a site, each 1.00

2. Private residential swim pools, including supply wiring, lights, motors, and bonding	5.00
3. Commercial swim pools	10.00
4. Temporary sales stands and Christmas tree sales lots, including service connections, etc.	5.00
5. Inspection for reinstallation of idle meter (removed by Utility Company)	5.00
6. Inspection for electrical work for which a permit is required but no fee is otherwise provided....\$5.00 per half hour or fraction thereof of inspection	

Illuminated Signs - New, Relocated, or Altered

Square Feet

Up to and including 5	5.00
Over 5 and not over 25	12.00
Over 25 and not over 50	15.00
Over 50 and not over 100	20.00
Over 100 and not over 200	25.00
Over 200 and not over 300	30.00
All over 300	\$0.10 per square foot

Overhead Line Construction

1. Poles and anchors, each	2.00
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(In addition all applicable fees shown in this schedule shall apply).

Annual Maintenance Permits

A fee of \$35.00 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.

<u>Blanket Work Permit</u>	7.00
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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 practical and within 30 days, for which full fees will be required.

Miscellaneous Conduits and Conductors

Electrical conduits and conductors for which permit is required but for which no fee is herein set forth	5.00
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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.

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 - Expiration of Plan Check - Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans submitted for checking may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Sec. 3110-7 - Reinspection Fee - If more than one additional inspection is necessary for a failure to correct a discrepancy resulting from defective workmanship or materials, a reinspection fee of ten dollars (\$10) will be charged for each such additional inspection. AM 9-11-73 Ord. 2719

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 twenty dollars (\$20) 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. AM 9-11-73 Ord. 2719

Sec. 3110-11 - Code Compliance and Investigation Fee - Requests for inspections of buildings, being offered for sale, to determine their compliance with the applicable codes or investigations of buildings not involving projects currently covered under a valid permit, will be conducted when an application is made by the building's owner, or authorized representative, and a twenty dollar (\$20) fee is paid. AM 9-11-73 Ord. 2719

Sec. 3110-12 - Demolition Fee - A fee of ten dollars (\$10) shall be charged for the issuance of a demolition permit. AM 9-11-73 Ord. 2719

Sec. 3110-13 - Fee For a 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 twenty-five dollars (\$25) initially and \$10.00 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 ten dollars (\$10). Failure to renew within 30 days after the expiration date will require re-application, the payment of \$25.00, and re-examination. AM 9-11-73 Ord. 2719

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 UNIFORM BUILDING CODE, 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.  
AM 9-11-73 Ord. 2719

Applications shall be made in writing and shall be accompanied by the fee set forth in Section 3110-13. A separate application, a separate fee and a separate examination shall be required for each classification of inspector. Every applicant who fails to pass an examination shall not be eligible for another examination of the same classification until 60 calendar days after taking the previous examination. Any applicant who fails to pass upon the third trial shall not be again eligible until six months thereafter.

The Special Inspector shall be a qualified person approved by the Building Official. The Special Inspector employed on any work must be present during the execution of all the work he has undertaken to inspect. He shall notify the Department of the commencement of his inspection of a job and shall specify the type of inspection for which he has been engaged. This notification shall be made no later than the last working day preceding such commencement of inspection. He shall report to the job sufficiently in advance of construction to familiarize himself with the plans and to inspect all materials to be used or concealed within such work; he shall inspect the construction, erection, placing, or other use of such materials; and he shall observe whether there is compliance with this Code as to all the foregoing. During the execution of the work, he shall not undertake or engage in any other task of occupation which will interfere with the proper performance of his duties of inspection. He shall report, as directed, to the Building Official, noting all violations of this Code which have occurred and such other information as may be required. At the conclusion of his duties on any project which has been completed in accordance with this Code, he shall submit a report to the Department setting forth the portion of the work he inspected. The report shall be made on forms supplied by the Department and shall be filed in the records of the Department.

Where, in the opinion of the Department, the magnitude or complexity of a job is sufficient to warrant, additional Special Inspectors may be required.

Where, in the opinion of the Department, the Special Inspector is negligent in the performance of his duties, the job shall be stopped.

Upon evidence, satisfactory to the Building Official of incompetence, of willful or negligent failure to observe or report violations of this Code, or of any other failure to perform properly and effectively the duties assumed by a Special Inspector, the Building Official may revoke, suspend, or refuse to renew any Certificate of Registration, but prior to such action, the holder shall be given an opportunity to appear before the Building Official and be heard.

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 120 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 recommenced, 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 wherever 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.

## CHAPTER II - UNIFORM AND MODEL CODES

### ARTICLE I

#### UBC - UNIFORM BUILDING CODE

Sec. UBC 202(e) - Stop Orders - Whenever any building work is being done contrary to the provision of this Code, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such work until authorized by the Building Official to proceed with the work.

Whenever the Building Official believes a permitted building or structure will be flooded or inundated or subject to erosion hazard if the work contemplated is completed in the manner proposed or that the completion of such work will result in the flooding or inundation of other buildings or structures, the Building Official may order all work stopped and refer the matter to the Engineer Manager of the Ventura County Flood Control District or other County officer for review and report as to such danger. If the Engineer Manager of the Ventura County Flood Control District or other County officer reports that such substantial danger exists, the Building Official shall order no further work to be done until plans approved by the Engineer Manager of the Ventura County Flood Control District as providing reasonably adequate protection for such buildings and structures in consideration of the use or proposed use thereof shall have been incorporated as a part of the plans for work to be done, provided, however, failure to order work stopped or make such referral, or both, shall not be construed as a representation that such danger does not, or will not, in fact exist if the work is completed in the manner proposed.

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 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 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 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:

1. Identify and describe the work to be covered by the permit 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

Sec. UBC 301(b)-(1) - Application Documents - The application for permits for buildings shall be accompanied by the documents listed below, unless the documents, or portions thereof, are exempted by the Building Official:

- (a) Zone Clearance.
- (b) Soils Report, except as not required in Sec. UBC 2905(b).
- (c) Percolation test for private sewage disposal.
- (d) 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 when construction does not exceed 50% of the existing building area;
- (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;
- (4) When, due 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; or
- (5) For insignificant minor structures as determined by the Building Official.

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 1,500 square feet in area. This exemption shall not apply to private garages, structures which normally are occupied or used by human beings on a full-time or part-time basis, and "Agricultural Buildings" used primarily for horticultural products.

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, or other soils and geologic conditions.
  - (3) Construction within designated waterways, watercourses, flood channels or areas subject to flood or water hazard.
- Where it appears to the Building Official that there may be substantial danger that the building or structure proposed to be erected, installed, constructed, reconstructed, enlarged or placed will be flooded or inundated or subject to erosion hazard if the work contemplated by such applicant is completed in the manner proposed or that the completion of such work will result in the flooding or inundation of other buildings or structures, the Building Official may refuse to issue permits and refer the matter to the Engineer Manager of the Ventura County Flood Control District or other County officer for review and report as to such danger. If the Engineer Manager of the Ventura County Flood Control District or other County officer reports that such substantial danger exists,

the Building Official shall not issue the building permit until the applicant shall have incorporated as a part of the plans for work to be done pursuant to such permit plans approved by the Engineer Manager of the Ventura County Flood Control District as providing reasonably adequate protection for such buildings and structures in consideration of the use or proposed use thereof.

**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 417 - Definitions "P" - Section 417 of the UBC is hereby amended to include all of the definitions contained therein except that "person" is hereby amended as follows: "Person" - is a natural person, his heirs, executors, administrators, or assigns, and also includes a firm, partnership, corporation, municipal or quasi-municipal corporation or governmental agency, its or their successors or assigns, or the agent of any of the aforesaid.

Sec. UBC 701 - Group B Occupancies - Group B Occupancies shall be:

Division 1. Any assembly building with a stage and an occupant load of less than 1000 in the building.

Division 2. Any assembly building without a stage and having an occupant load of 300 or more in the building including such buildings used for educational purposes not classed as a Group C or Group F, Division 2 Occupancy.

Division 3. Any assembly building without a stage and having an occupant load less than 300 in the building including such buildings used for educational purposes not classed as a Group C or Group F, Division 2 Occupancy.

Division 4. Stadiums, reviewing stands, and amusement park structures not included within Group A nor Divisions 1, 2, and 3, Group B Occupancies. Specific and general requirements for grandstands, bleachers and reviewing stands are to be found in Chapter 33.

For occupancy separations see Table No. 5-B.

For occupant load see Section 3301.

Assembly areas having an occupant load of less than 300 occupants which exit independently of all other assembly areas need not be included in determining the total number of occupants for purposes of this section.

Sec. UBC 1002 (b) - Special Provisions - Division 5 Occupancies shall have exterior walls of not less than one-hour fire-resistive construction or shall be surrounded by public space, streets, or yards, not less than 60 feet in width.

The area increases allowed by Section 506(a) shall not exceed 500 percent for aircraft repair hangers.

In areas where marine motor vehicles or airplanes are stored, repaired, or operated and where flammable liquids are stored or used, floor slabs and surfaces shall be portland cement concrete.

For special provisions and hazardous chemicals and magnesium see also the Fire Code.

A Division 4 Occupancy having a floor area of not exceeding 2500 square feet shall have exterior walls of not less than two-hour fire-resistive construction when less than 5 feet from a property line and of not less than one-hour fire-resistive construction when more than 5 feet but less than 10 feet from a property line, when located in Fire Zone No. 3.

DETAILED REGULATIONS

UBC CHAPTER 29

EXCAVATIONS, FOUNDATIONS, AND RETAINING WALLS

Note: Tables in UBC Chapter 29 appear at the end of the Chapter

Sec. UBC 2903 - EXCAVATIONS AND FILLS -

Sec. UBC 2903(a) - General - Excavations or fills for buildings or structures shall be so constructed or protected that they do not endanger life or property.

Cut slopes for permanent excavations shall not be steeper than 2 horizontal to 1 vertical and slopes for permanent fills shall not be steeper than 2 horizontal to 1 vertical unless substantiating data justifying steeper slopes are submitted. Deviation from the foregoing limitations for slopes shall be permitted only upon the presentation of a soil investigation report (refer to Sec. UBC 2905(c), Item 14) acceptable to the Building Official.

No fill or other surcharge loads shall be placed adjacent to any building or structure unless such building or structure is capable of withstanding the additional loads caused by the fill or surcharge.

Existing footings or foundations which may be affected by any excavation shall be underpinned adequately, or otherwise protected against settlement, and shall be protected against lateral movement.

Fills to be used to support the foundations of any building or structure shall be placed in accordance with accepted engineering practice. A soil investigation report and a report of satisfactory placement of fill, both acceptable to the Building Official, shall be submitted.

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 test facilities, oil refinery towers, and similar structures which, because of their uniqueness, cannot be classified in any other category. Use restrictions and requirements of the Group F occupancy that most nearly resembles the Division 4 occupancy shall be applied.

For occupancy separations, see Table No. 5-B.

For occupant load, see Section 3301.

Use provisions of Part III, Part IV, and Chapter 33 of Part VII may be modified by the Building Official for Division 4 occupancies when individual circumstances in the design make compliance with the listed requirements of those provisions impractical.

Sec. UBC 1102(b) - Special Provisions - Marine or motor vehicle service stations including canopies and supports over pumps shall be on noncombustible, fire-retardant treated wood or of one-hour fire-resistive construction.

EXCEPTIONS: 1. Roofs of one-story service stations may be of heavy-timber construction.

2. Canopies conforming to Section 5212 may be erected over pumps.

In areas where motor vehicles, boats or airplanes are stored, and in gasoline service stations, floor slabs and surfaces shall be portland cement concrete. Floors shall drain to an approved oil separator or trap discharge to sewers in accordance with the Plumbing Code.



Storage areas in excess of 1,000 square feet in connection with wholesale or retail sales shall be separated from the public areas by a One-Hour Fire-Resistive Occupancy Separation as defined in Chapter 5. Such areas may be increased to 3,000 square feet when sprinklers, not otherwise required, are installed in the storage area.

EXCEPTION: A One-Hour Fire-Resistive Occupancy Separation is not required when an approved automatic fire-extinguishing system is installed throughout the building. Area increases also shall be permitted as specified in Section 506(c).

For attic space and draft stops see Section 3205.

CHAPTER UBC 15

REQUIREMENTS FOR GROUP J OCCUPANCIES

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

Division 1. Private garages, carports, sheds, and minor buildings.

Division 2. Fences over 6 feet high, tanks, and towers.

Division 3. Agricultural buildings.

For occupancy separations other than agricultural buildings, See Table No. 5-B.

For occupant load see Section 3301.

Sec. UBC 1503 - Location on Property - For fire-resistive protection of exterior walls and openings of Group J, Divisions 1 and 2 Buildings, as determined by location on property. See Sec. 504 and Part V.

Sec. UBC 1505 - Carport and Garage Floor Surfaces - Carport and garage floor slabs and surfaces shall be portland cement concrete.

EXCEPTION: Floor surfaces of carports, not located under useable floor area or attic space shall be of noncombustible materials of asphaltic paving materials.

Sec. UBC 1506 - Fire Protection From Automobile Storage Areas Adjacent to Group H or I Occupancies - When living quarters are located on any story above the story of an automobile storage area, walls and ceilings listed below, may be fire protected as required for one-hour fire-resistive construction for a horizontal distance of eight feet beyond any exterior walls of the story above. The fire protection need be applied on the automobile storage area and entrance side only to:

1. Walls and ceilings of an automobile storage area such as garage or carport.
2. Walls adjacent and within three feet horizontal of automobile storage area entrance driveway.
3. Horizontal projections above automobile storage area entrance driveway, such as ceilings, decks and balconies of story 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.

Should other Code provisions be more restrictive than Sec. UBC 1506, the most restrictive shall govern.

Sec. UBC 1507 - Purpose - The purpose of the sections hereafter in UBC Chapter 15 is to provide a reasonable degree of safety for agricultural buildings.

Sec. UBC 1508 - Scope - The provisions of the sections hereafter of this Chapter shall apply exclusively to agricultural buildings located in Fire Zone No. 3. Such buildings shall be classified as a Group J, Division 3 Occupancy and shall include the following subdivisions:

1. Horticultural structures (greenhouses and crop protection), shade and storage structures having non-combustible and non-explosive contents.
2. Milk barns, livestock structures, poultry structures, shade and storage structures having combustible contents.

Sec. UBC 1509 - Construction Height and Allowable Area

Sec. UBC 1509(a) - General - Buildings classed as Group J, Division 3 Occupancy shall be of one of the types of construction specified in this Code and shall not exceed the area or height limits specified in Sections 505, 506, and 507 and UBC Table No. 15-A.

Sec. UBC 1509(b) - Special Provisions - The area of any one- or two-story Group J, Division 3 Occupancy shall not be limited if the building is entirely surrounded and adjoined by public space, streets or yards not less than 60 feet in width and is provided with an approved automatic fire-extinguishing system throughout, conforming to U. B. C. Standard No. 38-1.

The area of a one-story Group J, Division 3 Occupancy in a Type I, Type II, Type III Heavy-Timber, Type III One-Hour, or Type IV building shall not be limited if the building is entirely surrounded and adjoined by public space, streets or yards not less than 60 feet in width.

The area of a one-story Group J, Division 3, Subdivision 1 structure shall be limited to 50,000 square feet if the structure is covered with polyethylene (vinyl) plastic or polypropylene-saran cloth shade material sheets which do not support combustion, and the structure is entirely surrounded by public space, streets, or yards not less than 20 feet in width and separated from similar buildings by not less than 20 feet.

The area of a one-story Group J, Division 3, Subdivision 1 structure shall be unlimited if the structure is covered with polyethylene (vinyl) plastic or polypropylene-saran cloth shade material sheets which do not support combustion, and the structure is entirely surrounded by public space, streets, or yards not less than 60 feet in width.

No portion of Group J, Division 3, Subdivision 1 shall be used for storage of any combustible material unless separated from the remainder of the building by a one-hour fire-resistive occupancy separation as defined in Chapter 5, UBC, 1973 Edition.

Sec. UBC 1510 - Occupancy Separations - Occupancy separations shall be as specified in Section 503 and UBC Table No. 15-B.

Sec. UBC 1511 - Location on Property - Fire-resistive protection of exterior walls and openings of Group J. Division 3, Buildings shall be as determined by UBC Table No. 15-C and Part V.

Boiler rooms shall be enclosed with a one-hour fire-resistive occupancy separation as defined in Chapter 5, UBC, 1973 Edition, and shall be located a minimum of 60 feet from property lines and adjacent buildings occupied by human beings.

EXCEPTION: Detached boiler rooms separated by a minimum of 6-feet from adjacent structures usually not occupied by human beings need not be enclosed with the one-hour fire-resistive occupancy separation.

UBC TABLE NO. 15-A—BASIC ALLOWABLE AREA FOR A GROUP J, DIVISION 3 OCCUPANCY, ONE STORY IN HEIGHT,  
LOCATED IN FIRE ZONE NO. 3, AND MAXIMUM HEIGHT OF SUCH OCCUPANCY

I	II	III		IV		V	
		1-Hour or 11:1	N	1-Hour	N	1-Hour	N
Allowable Area <sup>1</sup>							
Unlimited	45,000	20,300	13,500	20,300	13,500	15,800	9,000 <sup>1</sup>
Maximum Height in Stories <sup>2</sup>							
Unlimited	12	4	2	4	2	3	2

<sup>1</sup>See Section UBC 1309 for unlimited area under certain conditions.

<sup>2</sup>For maximum height in feet, see UBC Table No. 5-D.

UBC TABLE NO. 15-B—REQUIRED SEPARATIONS BETWEEN GROUP J, DIVISION 3 AND OTHER OCCUPANCIES <sup>3</sup>  
(In Hours)

Occupancy	A	B	C	D	E	F-1	F-2	F-3	G	H	I	J
Rating	4	4	4	4	4	4	1	1	1	1	1	N

<sup>3</sup>See UBC Sections 1509 and 1511 for additional required separations.

UBC TABLE NO. 15-C-WALL AND OPENING PROTECTION FOR GROUP J, DIVISION 3 OCCUPANCIES BASED ON LOCATION  
OF PROPERTY

(For all types of construction)  
Located in Fire Zone No. 3

SUBDIVISION	DESCRIPTION OF OCCUPANCY	FIRE RESISTANCE OF EXTERIOR WALLS (1)	OPENINGS IN EXTERIOR WALLS
1	Horticultural structures (green-houses and crop protection), shade and storage structures having non-combustible and non-explosive contents	1 Hour less than 3-feet	Exterior openings to be protected less than 3-feet
2	Milk barns, livestock structures, poultry structures, shade and storage structures having combustible contents	1 Hour less than 20-feet	Protected less than 20 feet

(1) When requirements in UBC Table No. 17-A for Types I, II and III buildings are more restrictive, they shall apply.

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, except the exterior side of the exterior walls for the lower two stories shall be protected as required for one-hour construction. Drywall on the exterior face of studs shall be protected by a weather resistive barrier and siding with nails increased in length accordingly.
- (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 or heavy timber construction, but such protection need not be applied to those elements which are located inside the structure. Heavy timber floors of tight-fitting plank, splined, or tongue and groove, of not less than three (3) inches in thickness need not be covered with flooring or plywood. 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) Fire Sprinklers. Although their installation is encouraged, neither manual nor automatic sprinklers nor other water systems may be substituted for the fire retardant roof or vertical and horizontal protection requirements set out in sub-paragraphs (b) and (c) of Sec. UBC 1605 for the reasons that, among other things, such sprinklers are subject to corrosion, neglect and mechanical damage and are dependent upon an assured water supply for their effectiveness.

(e) The following exceptions shall apply to Section 1605:

- (1) Buildings or structures not used for human occupancy which are located fifty feet or more from buildings or structures used for human occupancy shall not be required to have fire-resistive wall covering.
- (2) Buildings not used for human occupancy which are located less than fifty (50) feet from buildings or structures used for human occupancy may have noncombustible exterior sides for exterior walls.
- (3) Carports open on two or more sides located less than fifty (50) feet from buildings or structures used for human occupancy shall have the underside of the roof of heavy timber construction, or protected with materials approved for one-hour fire-resistive construction. Supporting members shall be heavy timber or protected with materials approved for one-hour fire-resistive construction.
- (4) Windows and doors in exterior walls shall not be required to be fire-resistive unless otherwise so required by the provisions of the Uniform Building Code, 1973 Edition.

(f) No attic or foundation ventilation openings or ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves or other overhanging areas. Attic and foundation ventilation louvers and ventilation openings in vertical walls shall not exceed one hundred and forty (140) square inches each and shall be covered with one-fourth (1/4) inch mesh corrosion resistant metal screen.

(g) Each chimney used in conjunction with any fireplace, barbecue, incinerator, or any heating appliance in which solid or liquid fuel is used, upon any building, structure, or premises located within 200 feet of Fire Zone 4 or any United States Forest Areas, shall be maintained with a spark arrester constructed with heavy wire mesh or other noncombustible material with openings not to exceed one-half inch.

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

EXCEPTIONS: In Fire Zone No. 3, Class C roof coverings which comply with U. B. C. Standard No. 32-7 and roofs of No. 1 cedar or redwood shakes and No. 1 shingles constructed in accordance with requirements of U. B. C. 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 use of plastics in roofs see Chapter 52.

For Attic Access and Area, see Section 3205.

For Roof drainage, see Section 3207.

Sec. UBC 1807 - SPECIAL PROVISIONS FOR HIGH RISE BUILDINGS -

Sec. UBC 1807(a) - Scope - These requirements shall apply to all types of occupancies for high rise buildings and shall apply to all floors within, regardless of the type of construction. A high rise building is defined as a building having a height of seventy-five feet (75') or greater, or having more than six (6) stories.

Sec. UBC 1807(b) - Compartmentation - Compartmentation shall be provided in every building to provide areas of refuge for the building occupants. This may be provided by either of the following:

1. Horizontal exits dividing a story into two or more areas of approximately the same size not exceeding 30,000 square feet; or
2. Subdividing the building into five-story compartments by interrupting the stair-shaft with smoke barriers every fifth floor or through the use of smokeproof enclosures for all stairways or any other method which will protect against the movement of smoke from one compartment to another.

Openings in exterior walls, located vertically above one another, shall be protected by approved flame barriers extending thirty inches (30") beyond the exterior wall in the plane of the floor or by vertical panels not less than three feet (3') in height.

Horizontal exit walls used for compartmenting a building shall not have openings therein which would permit transfer of smoke from one compartment to the other except for required exits.

Sec. UBC 1807(c) - Fire Alarm - A manual fire alarm box shall be located adjacent to exit doors into stairway shafts and in every elevator lobby. The box shall be connected to the central or fire control station and to the voice communication system as required by Secs. UBC 1807(f) and (g). The system shall be designed in accordance with UBC Standard No. 18-1, to be based upon applicable provisions of the National Fire Protection Association Standards 71, 72A, or 72B.

Sec. UBC 1807(e) - Voice Alarm System - Both the detection system and the fire alarm system shall activate a voice alarm system capable of being operated from the central or fire control station on a general as well as a selective basis dependent upon the compartmentation involved. The

alarm shall be designed to be heard by all occupants within the building or designated portions thereof as specified for the voice communication system. The elevator lobby detector required by Chapter 51 shall be connected to the system.

Sec. UBC 1807(f) - Voice Communication System - There shall be two separate, approved continuously, electrically supervised voice communication systems; one for Fire Department communication system and the other a public voice communication (address) system between the central or fire control station and the following areas:

1. Elevators, elevator lobbies, corridors and stairways.
2. Every office area exceeding 1,000 square feet in area.
3. Each dwelling unit and hotel guest room.
4. Or any other occupancy and/or rooms as may be required by the Fire Department.

When approved, the Fire Department communication system may be combined with the public voice communication system and voice alarm system.

Sec. UBC 1807(f)-(1) - Fire Department Communication System -

A sound powered telephone communication system capable of communication between all floors and with the Fire Control Station shall be provided as follows:

- (a) Phone jacks shall be located:
  - (1) At every floor level in each stair shaft.
  - (2) At every exterior location where a stair shaft exits to a public way.
  - (3) At the exterior of each stair shaft penthouse located on the roof.
- (b) All exterior phone jacks shall be designed to communicate with the fire control station and all other levels of the building, including external locations.
- (c) Sound powered phone equipment, including communications panel, phone sets and location of phone jacks, are subject to Fire Department approval.
- (d) A minimum number of hand-held phone sets shall be made available and stored at the Fire Control Station.

Sec. UBC 1807(g) - Central Control Station or Fire Control Station - A central or fire control station for Fire Department operations shall be provided in a location

approved by the Fire Department. It shall contain the voice communication systems panel and the controls therefor; fire detection and alarm system panels; status indicators and controls for elevators and air handling systems; controls for unlocking stairway doors; annunciator and the controls therefor; a minimum number of hand-held phone sets; a public telephone; automatic sprinkler valve and water flow detectors; and standby power controls and indicator.

Sec. UBC 1807(h) - Smoke Control - Natural or mechanical ventilation for the removal of the products of combustion shall be provided in every story and shall consist of one or more of the following, as determined by the Building Official:

1. Panels or windows in the exterior wall which can be opened from an approved location other than the fire floor. Such venting facilities shall be provided at the rate of at least 20 square feet per 50 lineal feet of exterior wall in each story, and distributed around the perimeter at not more than fifty foot (50') intervals. Such panels shall be clearly identified as required by the Fire Department.
2. Approved tempered glass may be use in lieu of openable panels.
3. When fire sprinklers are installed in compliance with Sec. UBC 1807(m), the mechanical air handling equipment may be designed to assist smoke removal. Under fire conditions, the return and exhaust air shall be taken directly to the outside without recirculation to other sections of the buildings.
4. A shaft through which smoke and heat can be mechanically vented to the outdoors. The size of the shaft shall be uniform throughout and of such dimensions as to provide not less than 60 air changes per hour in the largest compartment served anywhere in the building.

Openings into the shaft shall be protected with an automatic single piece shutter located as high in the room as possible and designed to vent the entire compartment.

Smokeproof enclosures may be eliminated if each required stairway is pressurized as provided in Sec. UBC 3309(h), to .15 inch of water column. This system shall be interconnected to activate upon the operation of the fire sprinkler system and shall remain operable in case of failure of the electrical service in the building.

A control for the smoke control system shall be installed at the fire control station designated by the Fire Department. The panel shall contain controls for remote operation of the fans, blowers and smoke-control dampers. The panel shall contain means to indicate whether the fans and blowers

are energized, the position of all smoke-control dampers and in which floors or ducts the smoke detectors have been activated. Indication shall be actual operation of a light or other active signal. The smoke-control system shall be maintained in good working order. Smoke-control dampers, fans and blowers shall be operated at least every six months by the owner or his representative. A written record available to the Fire Department shall be kept on the premises of all maintenance and test operation of emergency equipment.

Every duct and plenum shall be constructed of metal as specified in the UMC Table Nos. 10-A and 10-B.

Exception: This shall apply to that portion of a required smoke control system which is utilizing the comfort heating and cooling circulating air supply ducts and plenums for smoke removal. Ducts and plenums shall be substantially airtight throughout and have no openings other than those required for proper operation and maintenance of the system.

Sec. UBC 1807(i) - Elevators - There shall be provided at least one elevator in each bank available for Fire Department access to any floor. The elevator shall open into a lobby, which may serve other elevators, and shall be separated from the remainder of the building by construction as required for corridors. The elevator may be located within a smokeproof enclosure. See UBC Chapter 51 for additional requirements.

All elevators shall have smoke detectors over elevator "call buttons". The detector, when activated, shall deactivate the elevator controls and allow the elevator to safely pass the floor or floors containing fire.

Installation, alteration and major repair of any elevator system shall be performed under permit of the Department of Building and Safety, when a permit is required by that Department.

Sec. UBC 1807(i)-(1) - Fire Control Elevator - One elevator in each bank of elevators shall be designated for Fire Department use and shall have its controls so modified that a key switch located in the fire control station will recall said elevator to the floor where the fire control station is located.

Sec. UBC 1807(j) - Standby Power and Light - There shall be a permanently installed standby electrical power and light generation system driven by diesel engines. The system shall conform to UBC Standard No. 18.1. The system shall be equipped with suitable means for automatically starting of the generator set upon failure of the normal electrical service and for automatic transfer and operation of all the required electrical functions at full power within 60 seconds of such normal service failure. System supervision with manual start and transfer features shall be provided at the central or fire control station.

An on-premise fuel supply sufficient for not less than two hours full demand operation of the system shall be provided. All power, lighting, signal, and communication facilities provided under the requirements of this Section shall be transferable to the standby power system.

The power requirement shall be determined so as to provide service to, but not limited to the following:

1. Fire alarm system
2. Exit and other emergency lighting
3. Fire protection equipment
4. Mechanical ventilation required by this Section
5. Fire Department elevator
6. Voice communication system

Sec. UBC 1807(k) - Seismic Considerations - In Seismic Zones No. 2 and No. 3 the anchorage of the following mechanical and electrical equipment required by the Section shall be designed in accordance with Sec. UBC 2314 for a lateral force based on a  $C_v$  value of 0.5 unless data substantiating a lesser value<sup>P</sup> is furnished:

1. Elevator drive and suspension systems
2. Standby power and lighting facilities
3. Fire pumps and other fire protection equipment

Sec. UBC 1807(1) - Exits - All stairway doors which are to be locked from the stairway side shall have the capability of being unlocked without unlatching upon a signal from the central or fire control station.

Emergency telephones available to the public shall be provided at not less than every fifth floor in each required stairway.

Sec. UBC 1807(m) - Automatic Fire Sprinkler System - Automatic sprinkler system protection, conforming to the following, shall be provided in addition to compartmentation:

1. The sprinkler system shall be hydraulically designed using the parameters set forth in UBC Standard No. 38-1 and the following:
  - (i) Shutoff valves and water flow devices shall be provided on each floor. In addition to actuating a local alarm on the floor upon which the water flow is detected, such valves shall be supervised by a continuously manned control station or by a central station.
  - (ii) The sprinkler system shall be looped between

standpipe risers at the bottom, top, and mid-height of all buildings with a maximum of twenty (20) stories served by any loop. At each loop level there shall be check valves, the installation of which shall be approved by the Building Official.

- (iii) Piping may be copper or steel with no minimum size of pipe required. Solder used in connections shall contain not less than 95 percent tin and 5 percent antimony.
- (iv) Pitching of lines is not required.
- (v) A minimum of two fire pumps independently driven shall be provided and sized for the sprinkler demand and for a minimum 500 gallons per minute Fire Department standpipe operations.
- (vi) An on-site supply of water equal to a 20 minute demand or 15,000 gallons on a combined sprinkler and standpipe, whichever is the smaller, shall be provided. This supply shall be available automatically if the principal supply fails.
- (vii) Operation of the sprinkler system shall activate the voice communication system.
- (viii) The automatic fire sprinkler system shall be installed to provide complete coverage of all areas of the building.

EXCEPTION: Sprinklers need not be installed in boiler rooms, bank vaults, telephone equipment rooms, or escalator gear rooms containing electrical switches; nor in spaces occupied by electrical generating and transforming apparatus and switchboards; nor any room where the application of water or flame and water to the contents may constitute a serious life or fire hazard; provided that other approved fire protection equipment is installed.

- (ix) System piping shall be hydraulically designed throughout all areas using minimum design densities and maximum areas of application as follows:
  - a. Light hazard occupancies - 0.125 GPM per square foot and 2,000 square feet.
  - b. Ordinary hazard occupancies - 0.20 GPM and 4,000 square feet.
  - c. Other occupancies - as required by the Fire Department.
- (x) Standpipes, where inlet connections for two or more standpipes are installed at one location,

shall be connected to one set of Fire Department inlet connections. Where Fire Department inlet connections for standpipes are installed at separate locations the sign "combination standpipe" shall also call out the location of the standpipe in the building, i.e., east, west, etc., in addition to the words "combination standpipe".

2. When the automatic sprinkler system described above is installed, the following reductions from the requirements of the Code are permitted:

- (i) The fire-resistive time periods set forth in UBC Table No. 17-A may be reduced by one hour for interior bearing walls, exterior bearing and non-bearing walls, roofs and the beams supporting roofs, provided they do not frame into columns. All office building partitions required to be of one-hour fire-resistive construction by UBC Table 17-A and/or Sec. UBC 3304(g) may be of noncombustible construction without a fire-resistive time period, provided the surface material has a flame-spread rating not greater than 225.
- (ii) Dead-end corridor or tributary corridor may be twenty feet (20') in length.
- (iii) Travel distance to a horizontal exit or to an enclosed stairway may be 300 feet.
- (iv) Exits need not be inter-connected by exit corridors provided every portion of the story has unobstructed access to all required exits.
- (v) Exits shall be provided at the rate of at least one for each 8,000 square feet or fractional part, of floor area.
- (vi) That openings in corridor walls shall conform to Title 19, California Administrative Code, Section B3304(h). In Group H occupancies, corridor and dwelling unit or guest room separation may be reduced to one-half hour.
- (vii) The 1½ inch hose lines and nozzles may be omitted.
- (viii) Smokeproof enclosures may be eliminated if each required stairway is pressurized as per Sec. UBC 1807(h) of this Division.
- (ix) Spandrel protection required by Sec. UBC 1807(b) may be omitted.

Sec. UBC 1807(n) - Helistop - Each building shall be

provided with a helistop. A clear unobstructed landing area having minimum dimensions of thirty-five feet (35') on all sides, shall be located as approved by the Fire Department, on the roof of the building. Refer to Sec. UBC 2315.

Sec. UBC 2305(d) - Special Purpose Roofs - Roofs to be used for special purposes shall be designated for appropriate loads as approved by the Building Official.

Greenhouses, lath houses, and agricultural buildings shall be designed for a vertical live load of not less than ten (10) pounds per square foot.

EXCEPTION: Shade structures and horticultural structures covered with light-weight, polyethylene (vinyl) plastic or polypropylene-saran cloth shade material sheets shall have a minimum roof live load of zero (0) psf.

#### Sec. UBC 2310 - RETAINING WALLS -

Sec. UBC 2310(a) - Design - Retaining walls shall be designed to resist the lateral pressure of the retained material in accordance with accepted engineering principles.

The soil characteristics and design criteria necessary for such a determination shall be included in the soils report. The Department shall approve such characteristics and criteria only after receiving a written opinion from the investigation agency together with substantiating evidence.

EXCEPTION: Retaining walls which are not over 15' in height or basement walls which have spans of 15' or less between supports may be designed in accordance with subsection (b) of this Section.

Sec. UBC 2310(b) - Arbitrary Design Method - Walls which retain drained earth and come within the limits of the exception of Subsection (a) of this section may be designed for an assumed earth pressure equivalent to that exerted by a fluid weighing not less than shown in UBC Table No. 23-K.

The depth of the retained earth shall be the vertical distance below the ground surface measured at the wall face for stem design or measured at the heel of the footing for overturning and sliding.

Sec. 2310(c) - Surcharge - Any superimposed loading, except retained earth, shall be considered as surcharge and provided for in the design. Uniformly distributed loads may be considered as equivalent added depth of retained earth. Surcharge loading due to continuous or isolated footings shall be determined by the following formulas or by an equivalent method approved by the Building Official.



## Resultant Lateral Force

$$R = \frac{0.3 Ph^2}{x^2 + h^2}$$

## Location of Lateral Resultant

$$d = x \left[ \left( \frac{x^2}{h^2} + 1 \right) \left( \tan^{-1} \frac{h}{x} \right) - \left( \frac{x}{h} \right) \right]$$

Where:

R = Resultant lateral force measured in pounds per foot of wall width.

P = Resultant surcharge load of continuous or isolated footings measured in pounds per foot of length parallel to the wall.

x = Distance of resultant load from back face of wall measured in feet.

h = Depth below point of application of surcharge loading to top of wall footing measured in feet.

d = Depth of lateral resultant below point of application of surcharge loading measured in feet.

$$\left( \tan^{-1} \frac{h}{x} \right) = \text{The angle in radians whose tangent is equal to } \left( \frac{h}{x} \right)$$

Loads applied within a horizontal distance equal to the wall stem height, measured from the back face of the wall, shall be considered as surcharge.

For isolated footings having a width parallel to the wall less than three feet, "R" may be reduced to 1/6 of the calculated value.

The resultant lateral force "R" shall be assumed to be uniform for the length of footing parallel to the wall, and to diminish uniformly to zero at the distance "x" beyond the ends of the footing.

Vertical pressure due to surcharge applied to the top of the wall footing may be considered to spread uniformly within the limits of the stem and planes making an angle of 45° with the vertical.

Sec. UBC 2310(d) - Bearing Pressure and Overturning - The maximum vertical bearing pressure under any retaining wall shall not exceed that allowed in UBC Chapter 29, except as provided in the soils report. The factor of safety for overturning shall be at least 1.5.

Sec. UBC 2310(e) - Friction and Lateral Soil Pressures - Retaining walls shall be restrained against sliding by friction of the base against the earth, by lateral resistance of the soil, or by a combination of the two. Allowable friction and lateral soil values shall not exceed those allowed in UBC Chapter 29, except as provided in the soils report.

When used, keys shall be assumed to lower the plane of frictional resistance and the depth of lateral bearing to the level of the bottom of the key. Lateral bearing

pressures shall be assumed to act on a vertical plane located at the toe of the footing.

Sec. UBC 2310(f) - Construction - No retaining wall shall be constructed of wood.

Sec. UBC 2310(g) - Special Conditions - Whenever the adequacy of the foundation material to support a wall is questionable, an unusual surcharge condition exists, or whenever the retained earth is so stratified or of such a character as to invalidate normal design assumptions, special recommendations should be included in a soils report acceptable to the Building Official before approving any permit for such a wall.

Sec. UBC 2310(h) - Setbacks - The setbacks in Sec. UBC 7011 are applicable to retaining walls.

Sec. UBC 2314(m) - Seismic Design for Structures Owned or to be Acquired by the County of Ventura - Special seismic design criteria as listed below, which may exceed current or future minimum code requirements, shall apply to each of the following classifications of public occupancy in consideration of 1) the investment interest in structures owned or to be acquired by the County of Ventura, 2) the need for continued public services in time of disaster, and 3) the reduction of earthquake caused disaster in buildings housing many persons:

1. CRITICAL OCCUPANCIES - hospital, health, fire fighting, law enforcement, detention, communications, public utility, power, and any other facilities deemed by the Building Official or Director of Public Works to serve functions which are vital either during or after an emergency. Mechanical, electrical, and other primary systems in these occupancies shall also be designed for seismic events.
2. HIGH COST FACILITIES - facilities involving a total expenditure in excess of one million dollars in structures.
3. HIGH OCCUPANCY FACILITIES - structures having an occupancy factor in excess of four hundred thousand man-hours per year.
4. HAZARDOUS SITES - locations known to be near or suspected to be traversed by major faults.

Application of special seismic design criteria shall be as follows:

1. Geologic-Seismologic investigations shall be obtained for all projects involving structures. Minimum information to be furnished will be statements as to locations of known faults which could affect the structure, intensity and duration of ground shaking, maximum anticipated ground acceleration, and potential for ground rupture, liquefaction, settlement and landsliding. Scope

of Geologic-Seismologic investigation and structural design criteria should be established at or before time of review of schematic submittals.

2. Major structures employing steel or concrete rigid frames for lateral bracing and shear wall structures (five stories or over) shall be designed utilizing dynamic analysis procedures. Geologic-Seismologic information in excess of minimum noted above will be required to furnish input for dynamic analysis. Need for dynamic analysis or other design method will be determined by the Building Official.
3. Structures (under five stories) utilizing shear walls for lateral bracing shall be designed for lateral forces predicated on the results of the Geologic-Seismologic investigations as negotiated by the applicant's Structural Engineer and the Building Official.
4. Design lateral loads effectively at least twice current code values.
5. Building separations not less than twice calculated deflection for shear wall buildings and quadruple for moment frame buildings.
6. Shear walls to resist twice the increased design forces, to be the same material throughout the building, and to be continuous to the foundation.
7. All lateral force-resisting frames shall comply with Code requirements for "ductile" frames. Frames shall resist 100% of seismic forces. Frames shall be designed for elastic response to Cal Tech simulated earthquake types C x 2.5 and D occurring at the site and type A occurring on the San Andreas Fault extrapolated to the site; and the elastic response of local faults, determined to be active within the past 10,000 years and extrapolated to the site, as negotiated by the applicant's Engineering Geologist, Soils Engineer and/or Structural Engineer, and the Building Official. In no case should frame strength be less than twice that required by current code.
8.  $C_p$  for vital equipment shall equal 0.30 in shear wall and 0.40 in rigid frame buildings.

UBC TABLE NO. 23 - B - MINIMUM ROOF LIVE LOADS<sup>1</sup>

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0-200	201-600	Over 600
Flat or rise less than 4 inches per foot Arch or dome with rise less than one-eighth of span	20	16	12
Rise 4 inches per foot to less than 12 inches per foot Arch or dome with rise one-eighth of span to less than three- eighths of span	16	14	12
Rise 12 inches per foot and greater Arch or dome with rise three- eighths of span or greater	12	12	12
Awnings except cloth covered <sup>2</sup>	5	5	5
Greenhouses, lath houses and agricultural buildings <sup>3</sup>	10	10	10

<sup>1</sup>Where snow loads occur, the roof structure shall be designed for such loads as determined by the Building Official.

<sup>2</sup>As specified in Sec. UBC 4506.

3. EXCEPTION: Shade structures and horticultural structures covered with light-weight, non-rigid polyethylene (vinyl) plastic or polypropylene-saran cloth shade material sheets shall have a minimum roof live load of zero (0) pounds per square foot.

UBC TABLE NO. 23 - K - RETAINED DRAINED EARTH

SURFACE SLOPE OF RETAINED MATERIAL* HORIZ. TO VERT.	EQUIVALENT FLUID WEIGHT LB/FT
LEVEL	30
5 to 1	32
4 to 1	35
3 to 1	38
2 to 1	43
1½ to 1	55
1 to 1	80

\*Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall to the highest point on the slope, whose limits are within the horizontal distance from the stem equal to the stem height of the wall.

Sec. UBC 2514(a) - Wood Diaphragms, General - Lumber and plywood diaphragms may be used to resist horizontal forces in horizontal and vertical distributing or resisting elements, provided the deflection in the plane of the diaphragm, as determined by calculations, tests, or analogies drawn therefrom, does not exceed the permissible deflection of attached distributing or resisting elements. See UBC Standard No. 25-9 for a method of calculating the deflection of a blocked plywood diaphragm.

Permissible deflection shall be that deflection up to which the diaphragm and any attached distributing or resisting element will maintain its structural integrity under assumed load conditions, i.e., continue to support assumed loads without danger to occupants of the structure.

Connections and anchorages capable of resisting the design forces shall be provided between the diaphragms and the resisting elements. Openings in diaphragms which materially affect their strength shall be fully detailed on the plans, and shall have their edges adequately reinforced to transfer all shearing stresses.

Size and shape of diaphragms shall be limited as set forth in Table No. 25-1.

Wood diaphragms and wood shear walls shall be considered flexible and shall not be used to transmit rotational forces unless otherwise approved by the Building Official where in his opinion no hazard would result.

Maximum distance between resisting elements of horizontal diaphragms shall not exceed 200 feet for plywood with blocking, 75 feet for plywood without blocking, and 75 feet for diagonal sheathing, unless evidence is submitted for approval by the Building Official illustrating that no hazard would result from deflection.

Flanges, connections, and anchorage capable of resisting all design forces shall be provided along the margin of all diaphragms and shear walls.

Openings in diaphragms and shear walls shall be placed so as not to impair the strength of diaphragms and shall have their edges reinforced to transfer all shearing stresses.

In masonry or concrete buildings lumber and plywood diaphragms shall not be considered as transmitting lateral forces by rotation.

Sec. UBC 2518 (g) - 4 - Conventional Construction Provisions - Rafter Ties - Rafters shall be nailed to adjacent ceiling joists to form a continuous tie between exterior walls when such joists are parallel to the rafters. Where not parallel, rafters shall be tied by members located directly above the ceiling joists.

For rafters which qualify for the span tables of this Department for dead loads of 7 or 10 pounds per square

foot, the rafter ties shall be spaced not more than four (4) feet on center and ties, other than ceiling joists, shall be not less than one inch by six inches in size with 5 - 8d face nailing.

Where the rafters require the use of span tables for dead loads exceeding 10 pounds per square foot, the rafter ties shall be two inches in thickness and located to not exceed an average spacing of two feet with 3 - 16d face nailing.

Sec. UBC 2904 - Expansive Soil - The expansive characteristics of a soil shall be determined by the procedures in accordance with UBC Standard No. 29-2 and the soil shall be classified according to UBC Table No. 29-C. Foundations for structures resting on soils with an expansion index greater than 20, as determined by UBC Standard No. 29-2, shall require special design consideration. In the event the soil expansion index varies with depth, the weighted index shall be determined according to UBC Table No. 29-D.

The Expansive Index Test shall be conducted for each individual building site except that in subdivisions such test need not exceed one per each five contiguous lots, or five acres, whichever is less in area. In subdivisions, foundations on lots, between lots having expansion index tests, shall be 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 combination of cut and fill.

Foundations shall be installed in accordance with UBC Table No. 29-A pursuant to the results of such tests. 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, Group I or J Occupancy Type IV or V building may be installed in accordance with the requirements for an Expansion Index of either 51-90 or 91-130, as determined by the Building Official.

#### Sec. UBC 2905 - FOUNDATION INVESTIGATION

Sec. UBC 2905(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 and reports submitted in accordance with Sec. UBC 2905(c).

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 minor buildings and additions less than 1,000 square feet in area.
3. Subdivisions requiring supervised mass grading when a soils investigation considered adequate by the Building Official is submitted for the subdivision.

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. For the purposes of

this Chapter, the definition and classification of soil materials for use in Table No. 29-B shall be according to UBC Standard No. 29-1.

Sec. UBC 2905(c) - Reports - The soil classification shall be shown on the plans, unless the foundation conforms to UBC Table No. 29-A. Submission of a written report of the investigation shall include, but need not be limited to the following information:

1. A plot plan showing the location of all test borings and/or excavations and location of cut-to-fill "daylight line".
2. Descriptions and classifications of materials encountered.
3. Elevation of the water table if encountered.
4. Expected total and differential settlement.
5. Location of property or site, including address or parcel number.
6. Description of site, including existing use of ground, topographical irregularities such as barrancas, existing structures, and elevations or ground slopes.
7. Description of proposed structure.
8. Boring logs showing subsurface material to a depth of at least four (4) feet.
9. Expansion indexes, including location and depth of samples.
10. Any information that may indicate geological or earthquake problems.
11. Recommendations for foundation type and design criteria including bearing capacity, provisions to minimize the effects of expansive soils, and the effects of adjacent loads.
12. Percolation tests for on-site sewage disposal (if applicable, and not conducted by the Building Official). In hillside areas the effect of sewage effluent on stability should be included.
13. Retaining wall design studies and recommendations shall be included (if applicable).
14. Special studies and recommendations concerning the expansion potential, erosion potential, erosion control and irrigation requirements and maintenance requirements shall be included whenever approval of cut or fill slopes steeper than two horizontal to one vertical are requested of the Building Official.
15. Pile and stilt design studies and recommendations shall be included (if applicable).



16. Swimming pool design studies and recommendations shall be included (if applicable).
17. Special site investigations shall be included (if applicable).

Sec. UBC 2905(e) - Special Foundation Design - Designed foundations shall be required on the following and a soils engineer shall sign the plans:

1. Whenever the cut-to-fill "daylight line" lies within the building limits and depth of fill exceeds depth of footing bottom.
2. Whenever differing soil-consolidation rates are encountered, special consideration shall be given to the foundation design to minimize differential settlement.
3. Whenever slab and/or footings are supported by soil having less than 90% density, except as noted in UBC Table No. 29-A, Footnote 5. However, in no case shall the density be less than 85% and/or bearing pressure exceed 1,000 pounds per square foot.

Sec. UBC 2905(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 Sec. UBC 2903 and 2905, he may require a special geologic, hydrologic, earthquake, or other investigation. Geologic investigations, such as hillside stability and potential fault activity, shall be conducted by a California Certified Engineering Geologist.

Sec. UBC 2905(f)-(1) - Hillside Stability -

- (a) The report shall be based upon an investigation conducted to reveal any subsurface conditions which may lead to landsliding, slump, or settlement. It shall include descriptions of topographic relief, drainage, earth materials and structure, a detailed geologic map, geologic cross-sections and recommendations for site development including consideration of location of on-site sewage disposal, if proposed, and site drainage.
- (b) The report shall describe the effects of the development on the site and adjacent properties and specific conclusions concerning the feasibility and anticipated future stability of the overall development. Specific recommendations for the correction of all known and/or anticipated geologic hazards on the site must be included.

Sec. UBC 2905 (f)-(2) - Fault Activity - The report shall include information and recommendations concerning:

- (a) Surface rupture along faults, including age, type of surface displacement and amount of reasonable anticipated future displacements of any faults within or immediately adjacent to the site; definition of any

areas of high risk; and recommended building restrictions or use limitations within any designated high risk area.

- (b) Secondary ground effects, including estimated magnitude and distance of all relevant earthquakes, lurching and shallow ground rupture, liquefaction of sediments and soils, settlement of soils, and potential for earthquake induced landslide.

Sec. UBC 2905(f)-(3) - General - The engineering geologist's work shall be based upon a detailed, accurate topographic base map prepared by a registered civil engineer. The map shall be of suitable scale, and shall cover the project area as well as any adjacent area which may be affected. The map shall include the existing and proposed contours, locations of streets, pads, slopes, structures and pertinent elevations.

Sec. UBC 2906 - Allowable Foundation and Lateral Pressures - The allowable foundation and lateral pressure shall not exceed the values set forth in UBC Table NO. 29-B unless data to substantiate the use of higher values is submitted. UBC Table No. 29-B may be used for design of foundations on rock or non-expansive soil for Types IV and V buildings which do not exceed three stories in height or for structures which have continuous footings having a load of less than 2,000 pounds per lineal foot and isolated footings with loads of less than 50,000 pounds.

#### Footings

Sec. UBC 2907 (a) - General - Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry or concrete and in all cases extend below the frost line. Footings shall be constructed of solid masonry or concrete. Foundations supporting wood shall extend at least 6 inches above the adjacent finish grade. Bearing footings shall comply with the minimum requirements of UBC Table No. 29-A. Mortar used in foundation walls and footings shall be as specified in Section 2403(t), UBC.

The perimeter of slab areas located within the exterior bearing walls shall be surrounded by a continuous moisture barrier of portland concrete or solid grouted masonry. Bearing footings used as a moisture barrier shall comply with the minimum requirements of UBC Table No. 29-A. Non-bearing footings used as a moisture barrier shall be four (4) inches minimum thickness and have a minimum depth below earth grade as set forth in the table below:

EXPANSIVE INDEX	MINIMUM DEPTH BELOW EARTH GRADE OF PERIMETER MOISTURE BARRIER OF CONCRETE OR MASONRY
0-20	8"
21-50	15"
51-90	21"
91-130	27"
Above 130	30"

Sec. UBC 2907(b) - Bearing Walls - Bearing walls shall be supported on masonry or concrete foundation or piles or other approved foundation system which shall be of sufficient size to support all loads. Minimum foundation requirements for bearing walls shall be as set forth in UBC Table No. 29-A.

EXCEPTIONS:

1. One-story wood or metal frame building not used for for human occupancy and not over 400 square feet in floor area may be constructed with walls supported on a wood foundation plate when approved by the Building Official.
2. The support of buildings by posts embedded in earth shall be designed as specified in Sec. UBC 2907 (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 Sec. UBC 2903(h).

Sec. UBC 2910 - Design Standards For Houses on Stilt Foundations - The Building Official may issue permits for stilt supported dwellings on caissons, piers, or piles where located over a cut-or-fill 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 No. 3 in diameter hoops at 12" o. c. Minimum reinforcement shall comply with requirements in UBC Chapter 26.
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-sections reinforced with a minimum of four No. 4 bars tied with 3/8" hoops at 12" o. c. All piles shall be tied laterally in two directions near the top of the piles.
4. All roof drainage is collected and conducted to the street or approved water course 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 when either the natural or final slope exceeds 1:5.

The designing engineer shall provide support against downhill creep which shall not be less than 1,000 pounds per linear foot acting upon each caisson, pier, or pile 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.

8. Where there is no fill or fill is less than 12" in depth, caissons, piers, or piles shall be designed to resist a minimum horizontal force of 1,000 pounds acting downhill on each caisson or other type of footing. Caissons, piers, or piles 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.

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 investigation.

Sec. UBC 2911 - Concrete Slab Floor Construction at, or Below Grade - Concrete slab floors shall comply with the minimum requirements of UBC Table No. 29-A. 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. Except for buildings, or portions thereof, used only for agricultural, storage, industrial, or similar uses, an approved vapor barrier of not less than 6 mil thickness shall be installed under all slabs. Such vapor barrier shall cover all earth or fill material within the exterior perimeter barrier required in Sec. UBC 2907(a). At all footings or barriers, such vapor barrier shall be turned up or down at least three inches or penetrate the footing or barrier at least three inches. In no case shall the vapor barrier penetrate within three inches horizontally of any fastener used to transfer shear or uplift, such as anchor bolts, tiedown bolts, and shot pins. Joints shall be lapped a minimum of twelve inches or be fastened together with a suitable compound with three inches minimum lap.
3. A two inch minimum barrier of sand shall be placed over the vapor barrier and moistened just prior to placing concrete, except only one inch minimum layer of sand is required when an approved vapor barrier of not less than 10 mil thicknesses is installed.
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 three inches above finish grade and/or twelve inches below finish floor. The requirement does not preclude the use of approved waterproof joints.

Sec. UBC 2913 - Fire Grading - Lots shall be graded to drain surface water toward an approved waterproof joints.

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 4:12 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 nonerosive 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 50, drainage provisions in addition to those specified elsewhere in this Code shall be made as follows:

1. Gutters shall be provided to receive all roof water and deliver it through an approved non-erosive device to a street or approved water course; however, drainage devices to convey the water twenty feet away from the building will be permitted upon approval of the Building Department.
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.

U. B. C. TABLE NO. 29-A FOOTNOTES

- (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 as approved by the Building Official.
- (2) 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 shall be placed at slab mid depth and continue to within 2" of exterior face of exterior footing walls.
- (5) Moisture content shall be maintained until foundations and piers are poured and a vapor barrier is installed. Tests shall be taken within 24 hours of each slab pour. The moisture content under footings may be verified by the Building Inspector. Soil density may be as low as 85% after premoistening for all soils with an expansion index greater than 50.
- (6) Except under footings, the area under the raised floor need not be premoistened. Footings not located within a continuous footing or equivalent concrete or masonry moisture barrier per Sec. UBC 2907(a) shall be designed as perimeter footings.
- (7) A 12" minimum width grade beam shall be provided for garage openings. Depth and reinforcement shall be as specified in UBC Table No. 29-A.
- (8) Footing widths may be reduced upon submittal of calculations by a registered civil or structural engineer or licensed architect, but shall be a minimum of 12" for one and two-story, and 15" for three-story structures.
- (9) The ground under the floor may be excavated to the elevation of the top of the footing.
- (10) Bent rebars not allowed between floating slabs and footings.
- (11) Vertical steel reinforcing bars in chimneys shall hook under horizontal steel reinforcing bar mat of at least No. 3 bars at 24" on center each way located 3" from the bottom of supporting foundation.

UNC TABLE NO. 29-A  
**MINIMUM FOUNDATION REQUIREMENTS**  
 (Including Expansive Soils Requirements [1], [11])

Weighted Expansion Index	Footings for Slab & Raised Floor Systems (2) (5) (7) (9)						Concrete Slabs		Promoistening Control for Soils under Footings, Piers and Slabs (5) (6)	Piers under Raised Floors (9)	
	No. of Stories	Steel Thickness	Footing Width	Footing Thickness	All Perimeter Footings (6)	Interior Footings For Slab and Raised Floors (6)	Reinforcement for Continuous Footings (3)	4" Minimum Thickness			
								Reinforcement (4)			Total Thickness of Sand
Inches											
0-20 Very Low (Non-Expansive)	1	6	12	6	12	12	None Required	6x6-10/10 WWP	2"	Recommend Moistening of Ground Prior to Placing Concrete	Piers Allowed for Single Floor Loads Only
	2	8	15	7	18	18					
	3	10	18	8	24	24					
21-50 Low	1	6	12	6	15	12	1-#4 Top & Bottom	6x6-10/10 WWP	4"	120% of Optimum Moisture Content to a Depth of 21" Below Lowest Adjacent Grade. Tested.	Piers Allowed for Single Floor Loads Only
	2	8	15	7	18	18					
	3	10	18	8	24	24					
51-90 Medium	1	6	12	6	21	12	1-#4 Top & Bottom	6x6-6/6 WWP or #3 @ 24" c.w.	4"	130% of Optimum Moisture Content to a Depth of 27" Below Lowest Adjacent Grade. Tested by Qualified Soils Lab.	Piers not Allowed
	2	8	12	8	21	18					
	3	10	15	8	24	24					
91-130 High	1	6	12	8	27	12	1-#5 Top & Bottom	6x6-6/6 WWP or #3 @ 24" b.w.	4"	140% of Optimum Moisture Content to a Depth of 33" Below Lowest Adjacent Grade. Tested by Qualified Soils Lab.	Piers not Allowed
	2	8	12	8	27	19					
	3	10	15	8	27	24					
Above 130 Very High	Special Design by Registered Civil Engineer Who shall Sign Foundation Plans.										

Refer to next page for footnotes.



## UBC Appendix Chapter 13 - EXISTING BUILDINGS

Sec. UBC 1313(d) - Number of Exits - Every apartment and every other sleeping room shall have access to not less than two exits nor less than the number of exits required in Sec. UBC 3302 of this Code.

Sec. UBC 1313(f) - Interior Stairways - Every interior stairway shall be enclosed with walls of not less than one-hour fire-resistive construction.

Where existing partitions form part of a stairwell enclosure, wood lath and plaster in good condition on both sides of the fire wall will be acceptable in lieu of one-hour fire-resistive construction. Doors to such enclosures shall be protected by a self-closing door equivalent to a solid wood door not less than 1-3/4 inches thick. Enclosures shall include landings between flights and any corridors, passageways, or public rooms necessary for continuous exit to the exterior of the building.

The stairway need not be enclosed in a continuous shaft if cut off at each story by the fire-resistive construction required by this Subsection for stairwell enclosures.

Enclosures shall not be required if an automatic fire-extinguishing system is provided for all portions of the building except bedrooms, apartments, and rooms accessory thereto.

Sec. UBC 1313(h) - "Delete".

Sec. UBC 1313(n) - Interior Corridors - Interior corridors shall comply with the minimum safety requirements of this code, except where existing partitions form a corridor, wood lath and plaster in good condition on both sides of the wall will be acceptable in lieu of one-hour fire-resistive construction. Openings shall be protected as set forth in Sec. UBC 3304(h) of this code, except self-closing doors equivalent to a solid wood door not less than 1-3/4 inches thick and frames acceptable to the Building Official may be used as an alternate.

## UBC APPENDIX CHAPTER 15 - AGRICULTURAL BUILDINGS

Delete Appendix Chapter 15 of the UBC, provided, however, that all matter which would otherwise be subject to Appendix Chapter 15 of the UBC shall be subject to Sections UBC 1507, 1508, 1509, 1510, 1511, 1512, and 1513, and UBC Table No. 15-A, 15-B, and 15-C.

UBC APPENDIX CHAPTER 38 - "Delete"

UBC TABLE NO. 29 - D - WEIGHTED EXPANSION INDEX<sup>1</sup>

DEPTH INTERVAL <sup>2</sup>	WEIGHT FACTOR
0-1	0.4
1-2	0.3
2-3	0.2
3-4	0.1
Below 4	0

<sup>1</sup>The weighted expansion index for non-uniform soils is determined by multiplying the expansion index for each depth interval by the weight factor for that interval and summing the products.

<sup>2</sup>Depth in feet below final grade.

UBC APPENDIX CHAPTER 49 - PATIO COVERS

Sec. UBC 4901 - Patio Covers Defined - Patio covers are one-story roof structures which shall not exceed 12 feet in height. Patio covers shall be open on one or more sides for a clear height of not less than 6 feet 8 inches between the floor and the soffit of supporting members. Where two sides are open, such open sides may be partially closed by solid walls which are not more than 30 inches in height above the patio floor and the remaining sides may be totally enclosed. All patios shall have a minimum open area of not less than one-third of the floor area of the patio with a minimum open area of 65 square feet. Openings shall be located reasonably close to windows, adjacent to the patio, in the primary structure so as not to interfere with exiting, natural light and ventilation required by the Division for the primary structure. Open sides shall not be covered with any materials which would obstruct the free passage of light and air.

Patio covers may be detached or attached to other buildings as accessories to Group J, Group I, or to single dwelling units in Group II Occupancies. Patio covers shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms.

EXCEPTION: Open sides may be closed with insect screening and plastic.<sup>1</sup>

<sup>1</sup>The plastic referenced in Sections 4901 and 4902 is readily removable translucent or readily removable transparent flexible plastic screening of not more than 20 mils thickness.

Sec. UBC 4905 - Non-Patio Areas - Structures designed to be patios, but not conforming to the requirements in Sec. UBC 4901, shall be considered part of the primary structure. The primary structure shall conform to the requirements of applicable codes.

UBC APPENDIX CHAPTER 51 - ELEVATORS, DUMBWAITERS, ESCALATORS  
AND MOVING WALKS

Sec. UBC 5108 - "Delete"

Sec. UBC 5109 - "Delete"

Sec. UBC 5110 - "Delete"

Sec. UBC 5111 - "Delete"

Sec. UBC 5112 - "Delete"

Sec. UBC 5113 - "Delete"

## ARTICLE 2

### UMC - UNIFORM MECHANICAL CODE

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

Sec. UHC 101 - Title - This ordinance shall be known as the "Housing Code" or the "Substandard Building Code," may be cited as either, and will be referred to herein as "this Code."

Sec. UHC 102 - Purpose - The purpose of this Code is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential and other types of buildings.

Sec. UHC 103(a) - Application - The provisions of this Code shall apply to all buildings, including, but not limited to those buildings or portions thereof used, designed or intended to be used for human habitation. Such occupation in existing buildings may be continued as provided in Section 104(g) of the Uniform Building Code, except such structures as are found to be substandard as defined in this Code.

Where any building or portion thereof is used or intended to be used as a combination apartment house-hotel, the provisions of this Code shall apply to the separate portions as if they were separate buildings.

Every rooming house or lodging house shall comply with the requirements of this Code for dwellings.

Sec. UHC 203 - Board of Appeals - Delete Section 203 of the UHC, provided, however, any appeal which would otherwise 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.

Sec. UHC 1351 - Hearing - The Building Official may request a

## ARTICLE 4

### DBC - DANGEROUS BUILDINGS CODE

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.

Sec. DBC 651 - Hearing - The Building Official may request a hearing before the Board of Appeals on any matter related to a dangerous building.  
AD 9-11-73 Ord. 2718

Sec. DBC 652 - Procedures - The procedures for the processing of a request for hearing and for the conduct of the hearing itself shall be the applicable procedures of Chapters 5 and 6 of this Code.  
AD 9-11-73 Ord. 2718

Hearing before the Board of Appeals on any matter related to a substandard building or the premises on which it is located.

Sec. UMC 1352 - Procedures - The procedures for the processing of the request for hearing and for the conduct of the hearing itself shall be applicable procedures for Chapter 12 and 13 of this Code.



ARTICLE 5

USC - UNIFORM SIGN CODE

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.

## ARTICLE 6

### UPC - UNIFORM PLUMBING CODE

Sec. UPC 1 - Administration - This ordinance will be referred to in this ordinance as "this Code."

Sec. UPC 2 - Application and Scope - The provisions of this Code shall apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction, except as provided for otherwise in this Code.

Sec. UPC 3 - Duties of the Administrative Authority - The Administrative Authority shall maintain public office hours necessary to efficiently administer the provisions of this Code and shall perform the following duties:

- (1) Require submission of, examine and check plans and specifications, drawings, descriptions, and/or diagrams necessary to show clearly the character, kind and extent of work covered by applications for a permit and upon approval thereof shall issue the permit applied for.
- (2) Keep a permanent, accurate account of all fees for permits issued and other monies collected and received as provided by this Code, the names of the persons upon whose account the same were paid, the date and the amount thereof, together with the location or premises to which they relate.
- (3) Administer and enforce the provisions of this Code in a manner consistent with the intent thereof and shall inspect all plumbing and drainage work authorized by any permit to assure compliance with provisions of this Code, approving or condemning said work in whole or in part as conditions require.
- (4) Issue upon request a Certificate of Approval for any work approved by him.
- (5) Condemn and reject all work done or being done on materials used or being used which do not in all respects comply with the provisions of this Code and amendments thereto.
- (6) Order changes in workmanship and/or materials essential to obtain compliance with all provisions of this Code.
- (7) Investigate any construction or work regulated by this Code and issue such notices and orders as provided in Sec. UPC 4.
- (8) Keep a complete record of all the essential transactions of his office.
- (9) Transfer all fees collected by him to the proper authority provided by law to receive such funds.

### Sec. UPC 4 - Dangerous and Insanitary Construction

Sec. UPC 4(a) - Nuisance - Any portion of a plumbing system found by the Administrative Authority to be insanitary as defined herein is hereby declared to be a nuisance.

Sec. UPC 4(b) - Investigation - Whenever brought to the attention of the department having jurisdiction that any insanitary conditions exist or that any construction or work regulated by this Code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this Code, the said department may request an investigation by the Administrative Authority who, upon determining such information to be fact, shall order any person, corporation using or maintaining any such condition or responsible for the use or maintenance thereof or to repair, alter, change, remove or demolish same as he may consider necessary for the proper protection of life, health or property and in the case of any gas piping or gas appliance may order any person, firm or corporation supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.

Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists and shall specify the date or time for compliance with such order.

Sec. UPC 4(c) - Noncompliance - Refusal, failure or neglect to comply with any such notice or order shall be considered a violation of this Code.

Sec. UPC 5 - 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 is 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.

Sec. UPC 6 - Permit Required - It shall be unlawful for any person to install, remove, alter, repair or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the Administrative Authority.

A separate permit shall be obtained for each building or structure.

No person shall allow any other person to do or cause to be done any work under a permit secured by a permittee except persons in his employ.

Sec. UPC 7 - Work Not Requiring Permit - No permit shall be required in the case of any repair work as follows: The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any trap, drainpipe, soil, waste or vent pipe be or become defective and it becomes necessary to remove and replace the same with new material in any part or parts, the same shall be considered as such new work and a permit shall be procured and inspection made as hereinbefore provided. No permit shall be required for the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

Sec. UPC 8 - To Whom Permits May Be Issued - No permit shall be issued to any person to do or cause to be done any work regulated by this Code, except to a person holding a valid unexpired and unrevoked Plumbing Contractor's Certificate of Qualification or Registration.

A permit may be issued to a properly licensed person not acting in violation of any current contractor licensing law.

Any permit required by this Code may be issued to any person to do any work regulated by this Code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is the bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by said owner, provided, that said owner shall personally purchase all material and shall personally perform all labor in connection therewith.

Sec. UPC 9 - Application for Permit - Any person legally entitled to apply for and receive a permit shall make such application on forms provided for that purpose. He shall give a description of the character of the work proposed to be done, and the location, ownership, occupancy and use of the premises in connection therewith. The Administrative Authority may require plans, specifications, or drawings and such other information as he may deem necessary.

If the Administrative Authority determines that the plans, specifications, drawings, descriptions or information furnished by the applicant is in compliance with this Code, he shall issue the permit applied for upon payment of the required fee.

Sec. UPC 10 - All Work to be Inspected - All plumbing and drainage systems shall be inspected by the Administrative Authority to insure compliance with all the requirements of this Code.

Sec. UPC 11 - Notification - It shall be the duty of the person doing the work authorized by the permit to notify the Administrative Authority orally or in writing, that said work is ready for inspection. Such notification shall be given not less than twenty-four (24) hours before the work is to be inspected.

It shall be the duty of the person doing the work authorized by the permit, to make sure that the work will stand the tests prescribed elsewhere in this Code, before giving the above notification.

Sec. UPC 12 - Sanitary Districts - The provisions of this Code relating to the inspection of the installation of outdoor sewage facilities and the requirements 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 Code. Equivalency of ordinances or regulations shall be determined by the Administrative Authority, subject to appeal to the Mechanical and Plumbing Board of Appeals.

Sec. UPC 13 - Specialty Plumber - A specialty plumber is a person who has passed a written examination given by the Administrative Authority pursuant to Section 3115 of this Division for plumbing specialties.

Sec. UPC 14 - Board of Appeals - The Board of Appeals as provided in Section 3105 et seq of this Division shall hear all appeals relative to alternative materials and methods of construction and to reasonable interpretations of the provisions of this Code.

Sec. UPC 117(a) - Person - Person is a natural person, his heirs, executors, administrators or assigns and also includes a firm, partnership, corporation, municipal or quasi-municipal corporation or governmental agency, its or their successors or assigns, or the agent of any of the aforesaid.

Sec. UPC 120(b) - Seepage Pit - A seepage pit is a rock-filled excavation in the ground which receives the discharge of a septic tank so designed as to permit the effluent from the septic tank to seep through its bottom and sides.

Sec. UPC 1101(g) - No building permit shall be issued for any building which will require a private sewage disposal system until it has been determined to the satisfaction of the Administrative Authority that the quantity and type of waste to be discharged may be successfully disposed by such system.

Sec. UPC 1111(a) - Where permitted by Section 1101; the building sewer may be connected to a private sewage disposal system complying with the provisions of this chapter. The type of system shall be determined on the basis of information contained in the soils report concerning location, soil porosity, ground water, depth to impervious formation, and hillside stability and shall be designed to receive all sanitary sewage from the property. The system, except as otherwise provided, shall consist of a septic tank with effluent discharging into a sub-surface disposal field, into one or more seepage pits or into a combination of subsurface disposal field and seepage pits. The maximum known seasonal elevation of the ground water table shall be at least five (5) feet below the bottom of the leaching area trench or seepage pit.

EXCEPTION: Replacement of existing systems serving presently improved property shall be made in compliance with all provisions of this Code so far as practical. Variances from any section of this Code for replacement of existing systems must be specifically authorized by the Administrative Authority.

Sec. UPC 1111(f) - When there is insufficient lot area of improper soil conditions, or inadequate hillside stability for adequate sewage disposal for the building or land use proposed, and the

Administrative Authority so finds, no building permit shall be issued and no private sewage disposal shall be permitted. Where space or soil conditions are critical, no building permit shall be issued until engineering data and test reports satisfactory to the Administrative Authority have been submitted and approved. An aeration system for biological treatment, stabilization and disposal may be substituted for the private sewage disposal system and septic tank system specified in Sections UPC 1112 and 1113 provided a clear, odorless and stabilized effluent is produced which shall then be treated to render such effluent nonseptic or not a health hazard. The method of treatment and effluent disposal shall be acceptable to the Administrative Authority prior to installation.

Sec. UPC 1113 - Area of Disposal Field and Seepage Pits - The minimum effective absorption area in disposal fields in square feet of trench bottom, and in seepage pits in square feet of sidewall, shall be predicated on the required septic tank capacity in gallons and shall conform to UPC Table 11-4 as determined for the type of soil found in the excavation or shall conform to UPC Table 11-6 for the measured percolation test rate, and shall be as follows:

1. When disposal fields are installed, a minimum of one-hundred and fifty (150) square feet of trench bottom area below the drainline shall be provided for each system exclusive of any hard pan, rock, clay or other impervious formations. For large specially designed and approved systems, sidewall areas in excess of the required twelve (12) inches and not to exceed thirty-six (36) inches below the leach line, may be added to include not in excess of 50% of the total required area, when computing absorption areas.
2. The minimum effective absorption area in any seepage pit shall be calculated as the excavated side wall area below the inlet exclusive of any hardpan, rock, clay or other impervious formations.

The minimum required area of porous formation shall be provided in one or more seepage pits. No excavation shall extend to within five (5) feet of the known water table nor to a depth where sewage may contaminate underground water stratum that is usable for domestic purposes.

3. Soils other than those determined by the Administrative Authority as adequate shall be tested for porosity as required by Section UPC 1114. Leaching area and absorption rate shall meet minimum requirements of Table UPC 11-6.
4. In those areas designed by ordinance as critical watershed areas or prohibition areas, the design provision of said designated ordinance shall apply.

#### Sec. UPC 1114 - Percolation Tests

Sec. UPC 1114(b) - In order to determine the absorption qualities of questionable soils, the proposed site shall be subjected to percolation tests acceptable to the Administrative Authority.

TABLE UTC 11-6

## ABSORPTION AREA REQUIREMENTS (a) - (h)

Percolation rate (time required for water to fall one inch, in min- utes)	Required absorp- tion area, in sq. ft. per bedroom (b), standard trench (c), Seepage beds (c), and seepage pits (d) and (g)	Percolation rate (time required for water to fall one inch, in minutes)	Required absorp- tion area in sq. ft. per bedroom (b), standard trench (c), and seepage beds (c) and seepage pits (d) and (f)
1 or less	75	10	165
2	85	15	190
3	100	30 (c), (e)	250
4	115	45 (c), (e)	300
5 -----	125	60 (c), (f), (e)	330

- (a) Sufficient land area for entire new absorption system if needed in future. (100% expansion) must be provided.
- (b) In every case sufficient land area should be provided for the number of bedrooms (minimum of 2) that can be reasonably anticipated, including the unfinished space available for conversion as additional bedrooms.
- (c) Absorption area is figured as trench-bottom area and includes a statistical allowance for vertical side wall area.
- (d) Absorption area for seepage pits is figured as effective side wall area beneath the inlet.
- (e) Unsuitable for seepage pits if over thirty.
- (f) Unsuitable for absorption system is over sixty.
- (g) Minimum required area 150 sq. ft.
- (h) Provides for garbage grinder and automatic clothes washing machines.

Sec. UPC 1114(e) - A minimum of two (2) tests shall be made in separate test holes spaced uniformly over the proposed absorption field site. The holes with vertical sidewalls shall be from six (6) inches to twelve (12) inches in diameter and shall be drilled to the depth of the proposed absorption trench. The sides of the holes shall be scratched to remove smearing left by the boring tool and the loose dirt removed from the hole. Two (2) inches of coarse sand or fine gravel shall be placed in the bottom of the hole. Water shall be placed in the hole a minimum of twelve (12) inches over the gravel and shall be maintained at that elevation for at least four (4) hours. A period of approximately twenty-four (24) hours shall elapse after the initial water placement and before the tests are observed.

The hole then shall be refilled to a depth of six (6) inches over the gravel and maintained at that level for four hours. At the end of the four (4) hours, measure in minutes the time required for the water level to drop one (1) inch from a firm and fixed reference point. Absorption area shall then be computed by the use of Table 11-6. Percolation tests may be made by the owner or his agent in the presence of the Administrative Authority or shall be contained in the soils report.

Sec. UPC 1114(f) - Test data reported shall include the following:

- (1) Dates of the tests.
- (2) The person who performed the test; his address, telephone number, and title.
- (3) Weather conditions and temperature at the time of the test.
- (4) A vicinity map showing the location of land in question and the lot boundaries and size.
- (5) The number of bedrooms in the existing or proposed structures.
- (6) A plot plan drawn to scale showing the exact location of the test holes. Include the contours of the land; location of lakes, streams, or wells, outcroppings, existing or proposed structures; location and approximate height of road cuts, if any; and location and type of surface vegetation.
- (7) Depth of holes and soil profiles of each hole.
- (8) All percolation rate measurements taken, and stabilized percolation rates. Report the percolation measurements and rates as minutes per inch. (The minutes required for the water to drop one inch.)
- (9) The location and design of the proposed disposal system.
- (10) An engineering geology report may be required for sites in hillside areas or other areas where geologic hazards may exist. A hillside area is defined as one where either of the following conditions exist or are proposed within the project area or within the area of any off-site work in connection with the proposed project:



- a) Finish cut or fill slope faces with vertical heights in excess of 10 feet.
- b) Existing slopes steeper than 10 horizontal to 1 vertical, having a vertical height in excess of 10 feet.

Sec. UPC 1116(b) - Before placing filter material or drain lines in a prepared excavation, all smeared or compacted surfaces shall be removed from trenches by raking to a depth of one (1) inch and the loose material removed. Clean stone, gravel, slag or similar filter material acceptable to the Administrative Authority, varying in size from 3/4" to 2-1/2", shall be placed in the trench to the depth and grade required by this section. Limestone shall not be used. Drain pipe shall be placed on filter material in an approved manner. The drain lines shall then be covered with filter material to at least the minimum depth required by this section and this covered with untreated building paper, straw, or similar porous material to prevent closure of voids with earth backfill. No earth backfill shall be placed over the filter material cover until after inspection and acceptance.

Sec. UPC 1116(d) - Where two (2) or more drain lines are installed, appropriate fittings or an approved distribution box of sufficient size to receive lateral lines shall be constructed at the head of each disposal field. Where a distribution box of sufficient size to receive lateral lines shall be constructed at the head of each disposal field. Where a distribution box is used, the inverts of all outlets shall be level and the invert of the inlet shall be at least one (1) inch above the outlets. Suitable baffles shall be provided to insure equal flow. Distribution boxes shall be built on a level concrete slab installed in natural undisturbed or compacted soil.

#### Sec. UPC 1117 - Seepage Pits

Sec. UPC 1117(a) - The capacity of seepage pits shall be based on the quantity of liquid waste discharged therein, and on the character and porosity of the surrounding soil and shall conform to Sec. UPC 1113 of this chapter.

Sec. UPC 1117(b) - Multiple seepage pit installations shall be served through an approved distribution box or be connected in series by means of a water-tight connection laid on undisturbed or compacted soil; the outlet from the pit shall have an approved fitting extending at least 12 inches below the unperforated inlet fitting.

Sec. UPC 1117(c) - Each seepage pit shall be circular in shape and shall have an excavated diameter of not less than four (4) feet. Seepage pits shall be filled with washed rock 3/4 inches to 2-1/2 inches in diameter, free from fines. Sewage shall be conducted within the seepage pit by means of an approved perforated pipe and such pipe shall extend a minimum of eight (8) feet into the gravel fill. Approval shall be obtained prior to construction for any pit having an excavated diameter greater than five (5) feet.

Sec. UPC 1117(d) - Seepage pits may be used in cases where soil conditions near the surface of the ground are unsatisfactory for leaching; or, there is insufficient space to

install a trench system; or, an exceptional circumstance precludes use of a trench system. In no case shall seepage pits extend more than sixty (60) feet below the surface of the ground.

Sec. UPC 1117(e) - Seepage pits shall not extend to within four (4) feet of ground water. Where ground water is encountered, the bottom of the pit shall be backfilled with clean coarse sand at least five (5) feet above the ground water encountered.

Sec. UPC 1117(f) - A soil profile showing the types and depths of soils encountered for each seepage pit bored shall be prepared and submitted to the Department of Building and Safety.

Sec. UPC 1117(g) - Connections between a septic tank and seepage pit shall be laid with an approved pipe and water-tight joints on natural ground or compacted fill.

Sec. UPC 1117(h) - The rock fill shall be covered with asphalt treated building paper, then backfilled with a minimum of eighteen (18) inches of earth.

## UPC TABLE 11-1

LOCATION OF SEWAGE DISPOSAL SYSTEMS IN FEET

Minimum Horizontal Distance From:	Building Sewer	Septic Tank	Disposal Field	Seepage Pit	Cesspool
Building Structures (1)	2	5	8	8	8
Property line adjoining private property	--	5	5	8	8
Water well or <u>suction line</u>	50 (2)	50	100	100	150
<u>Streams, lakes, ocean tidal waters</u> <u>or ocean waters</u>	50	50	50	100	100
Large trees	--	10	--	10	10
Seepage Pits or Cesspools	--	5	5	12	12
Disposal Fields	--	5	4 (3)	5	5
Domestic Water Line	1 (4)	5	5	5	5
Distribution Box	--	--	5	5	5

Note: When disposal fields and/or seepage pits are installed in sloping ground the minimum horizontal distance between any part of the leaching system and ground surface shall be fifteen (15) feet.

When facilities are located near the ocean tidal waters or ocean waters, the horizontal distance shall be measured from the historically most landward location of the beach at the mean high tidal water elevation. Structures or facilities shall be constructed in accordance with all Federal, State, and local laws to prevent erosion of the beaches and movement of the mean high tidal water line closer than the horizontal distances specified above.

1. Including porches and steps whether covered or uncovered, breezeways, roofed port-cocheres, roofed patios, carports, covered walls, covered driveways and similar appurtenances.
2. The distance may be reduced to not less than twenty-five (25) feet when approved type metallic piping is installed. Where special hazards are involved, the distance required shall be increased, as may be directed by the County Health Officer or the Administrative Authority.
3. Plus two (2) feet for each additional foot of depth in excess of one (1) foot below the bottom of the drain line. (See Sec. UPC 1116).
4. See Sec. UPC 1108.

ARTICLE 7

UWC - UNIFORM WIRING CODE

Sec. UWC 1.2.1 - Agricultural Exemption - The provisions of this Article shall not apply to wind machines 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. AD 2-1-72 Ord. 2553

Sec. UWC 1.4 - Application - This Code shall apply to every person, his heirs, executors, administrators or assigns and shall also apply to a firm, partnership, corporation, municipal corporation or governmental agency, its or their successors or assigns, or the agent of any of the aforesaid. AD 9-11-73 Ord. 2718

Sec. UWC 30 - Fees - 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 111.6 - Service Grounding - Grounding shall be as required by Article 250 of the National Electric Code, except that for new construction where concrete footings are employed the electrical service ground electrode shall be of the concrete encased type with not less than 20 feet of bare copper conductor sized in accordance with Tables 250-94(a), 250(b) of the National Electric Code and not smaller than No. 4 A.W.G., encased in not less than 2 inches of concrete and located within and near the bottom of a concrete foundation footing that is in direct contact with the earth.

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.

ARTICLE 8

N.E.C. - NATIONAL ELECTRIC CODE

Sec. NEC 680.6 - Location and Protection of Receptacles and Lighting Fixtures - No outdoor receptacles or lighting fixtures on the property shall be located within ten (10) feet of the inside walls of the pool. All outdoor receptacles and lighting fixtures located between ten (10) feet and fifteen (15) feet of the inside walls of the pool shall be protected by a ground-fault circuit-interrupter. See Sec. 400.4 for prohibited uses of flexible cords. See also Sec. 210-22(d) for outdoor residential receptacles.

On pools located inside a permanent structure, receptacles and lighting fixtures within the pool enclosure shall be at least ten (10) feet from the inside walls of the pool. All receptacles and lighting fixtures located between ten (10) feet and fifteen (15) feet of the inside walls of the pool shall be protected by a ground-fault circuit interrupter.

Sec. NEC 680-20(a) (2) Underwater lighting fixtures supplied either directly from a branch circuit or by a transformer meeting the requirements of Sec. 680-5(a) shall perform reliably under any likely combination of fault conditions so that there is no shock hazard. Compliance with this requirement shall be assured by the use of a ground-fault circuit interrupter.

Sec. NEC 90-11 - 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.

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.

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.

## CHAPTER 3 - SWIMMING POOLS

Sec. 3300 - ADMINISTRATOR - The Building Official is designated as the Administrator of this Chapter.

Sec. 3301 - PURPOSE - The purpose of this Chapter is to provide minimum standards to protect life, limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials and fencing of swimming pools.

Sec. 3302 - DEFINITIONS - For the purpose of this section certain terms are defined as follows:

Sec. 3302-1 - Pool - Any body of water created by artificial means which is designed or used for swimming or immersion purposes and any portion of which is capable of containing water eighteen (18) inches deep or deeper, also called swimming pool. Plumbing fixtures such as bathtubs or baptismal fountains are exempt.

Sec. 3302-2 - Hillside Areas - Areas where there is a difference of four (4) feet in original and/or final grade of any two sides of the pool or where, in the opinion of the Building Official, the adequacy and overall stability of the pool size should be investigated.

Sec. 3302-3 - Expansive Soils - The expansiveness of soils shall be classified by the requirements of U.B.C. Chapter 29.

### Sec. 3303 - ISSUANCE

Sec. 3303-1 - Permits Required - Permits shall be required for the construction, installation, alteration or major repair of a swimming pool as set forth in Sec. U.B.C. 301 (a).

Sec. 3303-2 - Plans - All application for permits for construction of pools shall be accompanied by plans, in duplicate, for the approval of the Building Official. The plans shall include the following: Plot plan to scale with relative elevations, property lines, existing structures, fencing, retaining walls, and other relevant characteristics adjacent to pool area, proposed pool shape, dimensioned, and located to show setbacks, side yards, and clearance from overhead or underground utilities, existing structures, and graded slopes adjacent to pool area, proposed mechanical equipment pad, dimensions and location; proposed deck work-configuration showing its anticipated drainage, anticipated overall drainage of pool site; pool depth, and volume in gallons; structural details of walls and floor, and waste disposal system. If grading is required, the plans will be required to conform to the grading requirements of this Department. In hillside areas, a soils report containing pertinent soils and, if necessary, geologic information may be required by the Building Official.

Sec. 3303-3 - Other Permits - Separate permits shall be required for plumbing, heating and electrical work.

Sec. 3303-4 - Public Pools - Application for permit to construct or operate a public swimming pool, bath house or related appurtenances shall be accompanied by plans with the State Board of Health approval stamped thereon.

Sec. 3303-5 - Pools in Uncertified Fill Soils - Permits may be issued for the construction of "floating" type pools in fill areas when the following conditions are met:

- (a) A complete investigation of the fill is made by a qualified soils engineer and, based on the findings, the engineer establishes the design conditions and extends recommendations that would lead to a stable and safe pool.
- (b) A structural design is prepared by a Registered Civil Engineer which incorporates the recommendations of the Soils Engineer, as approved by the Building Official.
- (c) The pool is designed under the assumption that it receives vertical support from the soil lying under the pool bottom. The limits of the supporting soil shall be below a line drawn around the perimeter of the pool and located on the bottom where a line tangent to the pool bottom slopes at 33-degrees with the horizontal.
- (d) Pool walls shall be designed assuming no-support from the surrounding soil and in accordance with the minimum requirements as set forth in this Chapter.
- (e) The drywell for the pool backwash shall not be located within the fill material.

Sec. 3303-6 - Permits - Refer to Sec. 3320 of this Chapter for plastic-lined swimming pools.

Sec. 3304 - FEES - Fees for plan checking and permits shall be based on Division 3 - BUILDING REGULATIONS, Chapter 1, Sec. 3110.

EXCEPTION: Plans which have been classified by the Building Official as standard plans may be checked for one-half the normal plan-checking fee.

To receive consideration for standard plans an applicant must first furnish the Building Department with two copies of each plan which is requested to be classified as a "standard plan," and the payment of a full plan checking fee. The Building Official shall issue a standard plan number for such plan and, when approved, one copy of such plan shall be kept on file in each Building Department Office. Subsequent applications

for permits for construction of pools which have been granted a standard plan number will require the submission of an application, one copy of a plan, which will then be compared with the plan on file, and if found to be identical the permit may then be issued without a formal plan check. In case of any deviation whatsoever from this standard plan, complete plans together with a full plan checking fee shall be submitted for the proposed work.

Sec. 3304-1 - Continuous Inspection Fee - A \$30.00 fee for continuous inspection of the pool shall be collected at the time the permit is issued. If the time of inspection exceeds four hours, the permittee shall be billed at the rate of \$2.50 per each additional one-quarter hour or portion thereof.

Sec. 3305 - INSPECTION - Contractors shall give thirty-six (36) hours notice regarding time and place for gunite inspection.

Sec. 3305-1 - Clearance - Electrical inspection clearance for grounding of reinforcing, plumbing and conduit is required prior to approval of reinforcing steel for guniting or concreting.

Sec. 3305-1.1 - Inspection Clearance - Refer to Sec. 3320 of this Chapter for plastic-lined swimming pools.

Sec. 3305-2 - Miscellaneous

Sec. 3305-2.1 - Electrical - All electrical wiring shall be installed and connected in accordance with the applicable Electrical Codes.

Sec. 3305-2.2 - Piping - Gas and water piping shall be installed in accordance with the applicable codes.

When approved plastic pipe is used for pool piping, approved metal piping shall be installed on the downstream side of any water heating equipment for a minimum distance of ten (10) feet, and a check valve shall be installed adjacent to heating equipment on the upstream side prior to the connection of plastic pipe.

EXCEPTION: For rapid or hi-rate filters, check valve may be excluded.

Sec. 3305-2.3 - Appliances - Heat producing appliances shall be installed in accordance with the applicable codes.

Sec. 3305-3 - Continuous Inspection - Continuous inspection will be required on all gunite and dry-pack pools.

Sec. 3306 - DISPOSAL OF WATER

Sec. 3306-1 - Surface Water - The pool deck and all portions of the lot shall drain to the street or to an area approved by the Building Official. When a pool deck



extends to within three (3) feet of an adjacent property, means shall be provided to conduct splash water to a satisfactory point of disposal.

Sec. 3306-2 - Waste Water - Pool waste water shall be disposed as specified in Appendix G of the Uniform Plumbing Code.

Sec. 3306-3 - Drywell - The location of any drywell shall be subject to the approval of the Building Official. The Building Official shall give due consideration, in approving or disapproving said location, to the type and condition of the soil and proximity of the drywell to the pool and other structures, and a soils and/or geologic report may be required at the discretion of the Building Official.

Sec. 3307 - HYDROSTATIC UPLIFT - Any pool to be constructed in an area in which residual ground water creates hydrostatic head against the pool structure shall have a suitable underdrain system to which a pump or hydrostatic relief valve can be properly attached, or sufficient mass weight to prevent flotation.

Sec. 3308 - LIGHTING - All lighting of pool area shall be so hooded that the light does not shine towards abutting properties.

Sec. 3309 - INLETS AND OUTLETS - Facilities for introducing water to and removing water from the pool shall be provided and arranged to facilitate uniform circulation of the water and the maintenance of a uniform disinfectant residual throughout the pool. Every pool shall be provided with a bottom drain or outlet by which the pool can be emptied. The bottom drain and recirculation outlets shall be covered with grates or other protective devices which cannot be removed except with tools. The slots or openings of these covers shall not exceed one-half inch in the smaller dimension and shall be of such area, shape and arrangement as to prevent the hazards of bathers being drawn thereto with such force as to produce a safety hazard.

Sec. 3310 - DIVING BOARDS - No diving board shall be located adjacent a diving area less than eight (8) feet in depth. A depth of not less than eight (8) feet and six (6) inches shall be required for a one-meter board. A depth of not less than ten (10) feet shall be required for a three-meter board.

Sec. 3311 - MATERIALS OF POOL SHELL - Swimming pool shells shall be of reinforced concrete, or other material equivalent in strength and durability, designed and built to withstand anticipated stresses, of water-tight construction with smooth and impervious surfaces. A waterproof interior finish, which will withstand repeated brushing, scrubbing, and cleaning procedures, shall completely line the pool to the coping or cantilevered decking.

(Refer to Sec. 3320 of this Chapter for plastic-lined

swimming pools.)

Sec. 3312 - CONSTRUCTION

Sec. 3312-1 - Changes - All changes shall be approved in writing by the design engineer or architect before they will be reviewed by the Department.

Sec. 3312-2 - Placing Gunite

Sec. 3312-2.1 - Application - Application of gunite shall comply with Sec. UBC 2621.

Sec. 3312-2.2 - Procedure - In gunite pools, the portion of the floor adjacent to the walls shall be placed before any material is deposited in the wall. A sufficient width shall be placed to facilitate the removal of rebound from the wall section.

Sec. 3313 - SIGNATURE - Structural plans and calculations shall be signed by a Registered Civil Engineer or Architect licensed by the State of California for any pool where the maximum depth is more than three (3) feet.

(Refer to Sec. 3320 of this Chapter for plastic-lined swimming pools.)

Sec. 3314 - FENCING, GATES AND LOCKS - The maintenance of a swimming pool without appropriate precautionary measures constitutes a hazard to the safety of small children.

Sec. 3314-1 - Fencing - Any person, firm or corporation in possession of land, either as owner in fee, purchaser under contract, lessee, tenant, licensee or any type of legal estate, upon which is situated a pool as defined above shall at all times maintain on the lot or property, upon which such pool or such body of water is located, a fence or wall not less than five (5) feet in height completely surrounding such pool or body of water. Said fence or wall shall have no opening therein or space between intermediate members greater than four and one-half (4-1/2) inches, except for doors. No such fence or wall shall provide ladder-like access to the swimming pool area; horizontal rails shall not be spaced less than four feet apart. A dwelling house or accessory building may be used as a part of such enclosure.

Sec. 3314-2 - Gates - Other than a door to a dwelling or equipment gates that will be locked except when in actual use, all exterior gates and doors through accessory buildings or garages, which are a part of such enclosure, shall be equipped with a self-closing and self-latching device located no less than four feet, six inches (4'6") from the adjacent ground level. Equipment gates, for the purpose of this Section, when two (2) gates shall be installed in such a manner that, when closed, each shall abut the other and form an integral part of the fence. Such gates shall not be used for normal access. With the exception of those infrequent times when the same may be

open to permit access for repair or replacement of equipment, etc., the gates shall be bolted top and bottom or closely locked together. Equipment gates may, however, be used for access gates when one gate is installed in a semi-permanent manner and cannot be readily opened without removing bolts, screws or those certain things requiring tools to remove, that make the same semi-permanent, and the opposing gate is installed in the manner hereinabove specified. The responsible person named hereinabove shall be responsible for maintaining said gates as herein specified.

Sec. 3314-3 - Materials of Construction - The following materials for construction of fences are approved:

- (a) Solid masonry or concrete.
- (b) Corrosion-resistant sheet metal of not less than 26 U. S. Gauge.
- (c) One-inch nominal solid sheathing.
- (d) Exterior grade plywood 1/2" thick or heavier.
- (e) Ten-gauge corrosion-resistant wire mesh, 2" maximum spacing.
- (f) Pickets at least 1" x 4" in size.
- (g) Post construction.
  - (1) Metal, galvanized or plain iron, protected against corrosion.
  - (2) Wood, 4x4 nominal dimension, decay-resistant and embedded in concrete.

Sec. 3314-4 - Modifications - The Building Official may permit other protective devices to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the fence, gate and latch described herein.

Sec. 3314-5 - Filling Pool - No water shall be placed in any swimming pool prior to the installation of all safeguards specified by this Chapter and approval of the Building Official.

Sec. 3314-6 - Exemption - Natural or man-made lakes, marinas, or reservoirs used primarily for water conservation or irrigation shall not be deemed to be a swimming pool or body of water requiring fencing by this Section.

Sec. 3315 - DECK - A concrete deck shall be provided around the pool with a minimum width of four (4) feet, measured from the pool water-line and with a two (2) per cent slope away from the pool. Soil under the deck shall be firm and

shall slope two (2) per cent away from the pool and soil around the deck shall slope at one (1) per cent minimum to drain away from the edge of the deck toward an approved disposal area. The deck shall have a minimum thickness of 3½ inches and shall be reinforced with #3 bars @ 24" o.c. each way or equivalent reinforcing. The outer edge of the deck shall have a cutoff wall not less than fifteen (15) inches below grade. A six (6) foot deck may be used in lieu of a four (4) foot deck and cutoff wall. Decks of lesser width may be utilized when the cutoff wall depth is increased by a proportionate amount of the reduced deck width. When the soil under decks has an expansive index 91 or greater, it shall be pre-saturated with water to a depth of eighteen (18) inches prior to the placement of the concrete deck. Sufficient joints where the deck joins the bond beam at corners of the deck and at 10-foot maximum intervals shall be provided to allow for differential movement and to minimize adverse effects to the deck. All joints in the deck and coping shall have permanent resilient water-proof seals as approved by the Building Official.

Exception: The deck may be omitted provided that the pool shell is designed to resist external force equivalent to (W+20 pcf)H+P, as defined in this Chapter, and bond beam has a thickness of not less than twelve (12) inches and is reinforced with a minimum of three #4 bars in each face with #2 ties at forty-eight (48) inches on center.

Sec. 3316 - WALKWAYS - A three (3) foot minimum wide unobstructed surfaced walkway, measured from water line, shall be provided between any pool and adjacent buildings, shelters, diving boards and obstructions.

Exception: Grab bars twelve (12) inches above the water line or an equivalent method may be provided at four (4) feet on centers in lieu of the above upon approval of the Building Official.

Sec. 3317 - DESIGN

Sec. 3317-1 - General

Sec. 3317-1.1 - Minimum Standards - Every swimming pool design shall admit of rational analysis according to accepted engineering principles and all criteria hereafter noted are to be considered as minimum standards only.

Sec. 3317-1.2 - Compressive Strength - The minimum specified compressive strength of pneumatically applied mortar (gunite) and dry pack concrete shall be two thousand pounds per square inch (2,000 p.s.i.).

Sec. 3317-1.3 - Earth Pressures - The walls of swimming pools located in non-expansive soils shall be designed for earth pressures as specified in Sec. U.B.C. 2310 and Sec. 3315 of this Chapter. The walls of swimming pools located in expansive soil shall be designed as

hereinafter provided, and in Sec. 3315 of this Chapter.

Sec. 3317-1.4 - Hydrostatic Pressure - Hydrostatic pressure shall be used in an outward direction as a design criteria where concrete is not deposited against natural undisturbed earth or approved compacted fill.

Sec. 3317-1.5 - Pool Walls - Sloping or radius type pool walls shall be designed for specified loads where walls have an angle with the horizontal greater than 33 degrees.

Sec. 3317-1.6 - Reinforcing Steel - Minimum reinforcing steel shall be not less than #3 bars at twelve (12) inches both ways, with a minimum cover of two (2) inches except longitudinal steel in the bottom transition area from the shallow to deep end shall be #3 bars @ 6" minimum extending a minimum distance of five (5) feet beyond each side of the transition.

Sec. 3317-1.7 - Empty Pool Condition - Pools shall be designed for both empty and filled conditions.

Sec. 3317-1.8 - Overturning Forces - Refer to Sec. 3320 of this Chapter for plastic-lined swimming pools.

Sec. 3317-2 - Pools in Expansive Soils - All soils will be considered expansive unless tests at two (2) feet vertical intervals to full pool depth by Soils Engineer indicates very low expansive soil as defined in the Uniform Building Code. Pools designed for expansive soils shall have the following minimum requirements.

(Refer to Sec. 3320 of this Chapter for plastic-lined swimming pools.)

Sec. 3317-2.1 - Design Formula - The design formula to be used in calculating lateral earth pressure on the pool wall shall be  $P = WH + P_s$ , in which:

P = Lateral pressure in pounds per square foot.

W = Soil equivalent fluid pressure in pounds per cubic foot.

H = Vertical distance in feet below the ground surface.

$P_s$  = Lateral pressure due to any surcharge loading.

The design of bond beams and the thickness and amount of reinforcing steel in the bottom of pools shall be given special consideration. Sides of the pool shall be designed for drained soil equivalent fluid pressure of forty-five (45) pounds per square foot, except where sixty (60) pounds per square foot are required by the Building Official for locations having soils with an expansive index 91 or greater.

(Refer to Sec. 3320 of this Chapter for plastic-lined swimming pools.)

Sec. 3317-2.2 - Bond Beam - A top bond beam shall be provided with a minimum width and depth of twelve (12) inches and with a minimum of four (4) #4 bars of reinforcing steel (two #4 bars near each face) with #2 ties at forty-eight (48) inches on center. Vertical steel shall be bent at least eight (8) inches horizontally over top longitudinal steel. At square corners, longitudinal steel shall be carried around the corner and lapped to form a rigid construction. Special design and plan details shall be required for any niches or indentations in the shell or other special details.

(Refer to Sec. 3320 of this Chapter for plastic-lined swimming pools.)

Sec. 3317-2.3 - Pool Walls - The minimum thickness of pool walls shall be five (5) inches.

(Refer to Sec. 3320, Item 3 of this Chapter for plastic-lined swimming pools.)

Sec. 3320 - Plastic Lined Swimming Pools - These installations are normally made by excavating to a depth of up to eight (8) feet. The upper portion of the wall is usually vertical and designed as a retaining wall using structural materials of masonry, concrete, light-gauge galvanized steel or light-gauge aluminum. The walls of the lower portion are sloped; however, this slope shall be no steeper than 1-1/2 horizontal to 1 vertical. Designs shall conform to the requirements of "Department of Building and Safety, BUILDING REGULATIONS," Chapter 3, Swimming Pools, with the following exceptions and/or additions:

1. Sec. 3303-6 - Permits

(d) Permits will be required for structural walls of two (2) feet or higher and for grading where gunite or concrete is not used on the pool bottom.

2. Sec. 3305-1.1 - Inspection - Clearance - Grounding - Grounding of reinforcing, plumbing and conduit shall be inspected and cleared prior to approval of reinforcing steel, retaining walls or metal walls.

3. Sec. 3311 - Materials of Pool Shell - Swimming pool shells shall be of reinforced concrete, masonry, galvanized steel, or aluminum, designed and built to withstand anticipated stresses and of sound construction with smooth surfaces capable of supporting a plastic, or equivalent, water-proof lining which will withstand repeated brushing, scrubbing, and cleaning procedures.

Structural materials shall be in conformance with Uniform Building Code and Standards, 1973 Editions. Concrete and masonry shall be reinforced in both directions. Reinforcing steel shall have minimum

cover in accordance with Uniform Building Code, 1973 Edition. Structural steel, bolts, and connections shall be galvanized. Minimum thickness of walls shall be as follows:

Gunite and Concrete - 5" except 4-1/2" for very low expansive soil.

Concrete Block - ASTM C-90 - 6" nominal.

Lt. Gauge Galvanized Steel - 14 gauge.

Lt. Gauge Aluminum - 12 gauge.

4. Sec. 3313 - Signature - Structural plans and calculations shall be signed by a registered civil engineer or architect licensed by the State of California for any pool where the maximum pool depth is more than three (3) feet or where the vertical height of a structural wall steeper than 1-1/2 horizontal to 1 vertical is two (2) feet or greater.
5. Sec. 3317-1.8 - Overturning Forces - Masonry and concrete retaining walls shall have a footing extending under the vertical wall and designed with a safety factor of 1.5 for overturning forces. The face of the footing need not meet the requirements of Sec. U.B.C. 7011 upon submittal of evidence that erosion of slopes will not result. Horizontal forces of the soil against the pool walls when the pool is empty shall be engineered. Footing keys or equivalent are usually required.
6. Sec. 3317-2 - Pools in Expansive Soils - All soils will be considered expansive unless tests at two (2) foot vertical intervals to full pool depth by Soils Engineer indicates expansive soil as defined in the Uniform Building Code. Pools with floors of plastic lined earth and walls backed with two (2) feet minimum of sand shall be considered very low expansiveness designs. Pools designed for expansive soils shall have the following minimum requirements:

Sec. 3317-2.1 - Design Formula - The design formula to be used in calculating lateral earth pressure on the pool wall shall be  $P = WH + P_s$ , in which:

P = Lateral pressure in pounds per square foot.

W = Soil equivalent fluid pressure in pounds per cubic foot.

H = Vertical distance in feet below the ground surface.

$P_s$  = Lateral pressure due to any surcharge loading.

The design of bond beams and the thickness and amount of reinforcing steel in the bottom of pools shall be given special consideration. Sides of the pool shall be designed for soil equivalent fluid pressure of forty-five (45) pounds per square foot, except where sixty (60) pounds per square foot are required by the Building Official for locations having soils with an expansive index 91 or greater.

Sec. 3317-2.2 - Bond Beam - A top bond beam shall be provided with a minimum width and depth of twelve (12) inches and with a minimum of four (4) #4 bars of reinforcing steel (two #4 bars near each face) with #2 ties at forty-eight (48) inches on center. Vertical steel shall be bent at least eight (8) inches horizontally over top longitudinal steel. At square corners, longitudinal steel shall be carried around the corner and lapped to form a rigid construction. Special design and plan details shall be required for any niches or indentations in the shell or other special details.

Exception for Metal and Masonry Pool Walls:

A top bond beam or metal tension ring for metal pool walls shall be provided at high water line or adjacent soil grade; whichever has the highest elevation. The bond beam for masonry walls shall have a minimum of 2 - #4 rebars continuous.



## CHAPTER 6 - MISCELLANEOUS STRUCTURES

### ARTICLE 3 - MOBILEHOMES AND COMMERCIAL COACHES

Sec. 3630 - DEFINITIONS - The definitions of the following terms shall apply to the provisions of this article.

Sec. 3630-1 - Accessory Structure - Accessory structure is a structure not included as an integral part of the mobile-home or commercial coach but added as an accessory and shall include awnings, cabanas, porches, carports, and like structures.

Sec. 3630-2 - Commercial Coach - Commercial coach is a vehicle with or without motive power designed and equipped for human occupancy for industrial, professional or commercial purposes.

Sec. 3630-3 - Mobilehome - Mobilehome is a vehicle designed and equipped for human habitation and for being drawn by a motor vehicle.

Sec. 3630-4 - Recreational Vehicle - Recreational vehicle is a camp car, motorhome, travel trailer, or tent trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet, excluding built-in equipment such as wardrobe closets, cabinets, kitchen units or fixtures, bath and toilet rooms.

Sec. 3630-5 - Travel Trailer - Travel trailer is a vehicle other than a motor vehicle, which is designed or used for human habitation and which may be moved upon a public highway without a special permit or chauffeur's license or both, without violating any provision of the Vehicle Code.

#### Sec. 3631 - MOBILEHOME - TEMPORARY

Sec. 3631-1 - Temporary Use Defined - As used herein, temporary use is the use of a mobilehome as a dwelling for a period of six (6) months or less and when permitted by the provisions of Division VIII, Chapter 1, of this Code and does not include limited use for recreational purposes of recreational vehicles and travel trailers.

Sec. 3631-2 - License Required - No person shall initiate a temporary use of a mobilehome until a license has first been obtained from the Building Official. A license shall be issued only when the following requirements have been met:

- (a) A zone clearance has been issued pursuant to Section 8165-0.
- (b) The mobilehome is installed and maintained in compliance with the application provisions of Part 2, Chapter 1 of the California Health and Safety Code.

- (c) A fee of twenty dollars (\$20) shall be paid to cover the cost of inspection. This fee is in addition to any other fees for permits or licenses which may otherwise be required.

Sec. 3632 - MOBILEHOME, SEMIPERMANENT

Sec. 3632-1 - Semipermanent Use Defined - As used herein, semi-permanent use is the use of a mobilehome as a dwelling for a period in excess of six (6) months and when permitted pursuant to the provisions of Division VIII, Chapter 1 of this Code and does not include limited use for recreational purposes or of recreational and travel trailers.

Sec. 3632-2 - License Required - No person shall initiate or continue a semi-permanent use of a mobilehome until a license for the current year has first been obtained from the Building Official. A license shall be issued only when the following requirements have been met:

- (a) A zone clearance has been secured and is in effect pursuant to Section 8165-0.
- (b) The mobilehome is installed and maintained in compliance with the applicable provisions of Part 2, Chapter 4 of the California Health and Safety Code.
- (c) A fee of twenty dollars (\$20) shall be paid to cover the cost of inspection. This fee is in addition to any other fees for permits or licenses which may otherwise be required.

Sec. 3632-2.1 - License Duration - A license issued pursuant to Section 3632-2 shall be valid for the duration of the calendar year during which it is issued.

Sec. 3632-2.2 - Annual License Renewal - A license shall be required annually and shall be issued only when the mobilehome is found to be in compliance with the applicable provisions of this article. Renewal inspection fee shall be fifteen dollars (\$15).

Sec. 3632-2.3 - Renewal Application Time Limitation - An application for license renewal, together with the inspection fee, must be submitted within the first thirty (30) days after the beginning of the calendar year.

Sec. 3632-2.4 - Fee Penalties - Failure to submit an application for license renewal, together with the inspection fee, within the first thirty (30) days after the beginning of the calendar year shall invoke the following penalties:

- (a) An application for license renewal, together with the inspection fee, received between the 31st and 60th day after the beginning of the calendar year shall require a penalty fee in the amount of fifty percent (50%) of the inspection fee.

- (b) An application for license renewal, together with the inspection fee, received between the 61st and 90th day after the beginning of the calendar year shall require a penalty fee in the amount of one hundred percent (100%) of the inspection fee.

Sec. 3632-2.5 - Failure to Submit - Failure to submit an application for license renewal, together with the inspection fee, within the first ninety (90) days after the beginning of the calendar year shall result in an order to remove the mobile home from the property.

Sec. 3632-3.- Inspections - Mobilehomes and accessory structures will be inspected at the earliest practical time after receipt of the application and inspection fee. Discrepancies noted by inspection shall be corrected within 30 days after notification.

Sec. 3632-3.1 - Reinspections - If more than one additional inspection is necessitated for a failure to correct discrepancies, a reinspection fee of ten dollars (\$10) will be charged for each such additional reinspection.

#### Sec. 3633 - COMMERCIAL COACHES

Sec. 3633-1 - License Required - No person shall initiate the use of a commercial coach for industrial, professional or commercial purposes until a license has first been obtained from the Building Official.

A license shall be issued only when the following requirements have been met:

- (a) A zone clearance has been issued pursuant to Section 8165-0.
- (b) The commercial coach is installed and maintained in compliance with the provisions of this article.
- (c) A fee of twenty dollars (\$20) shall be paid to cover the cost of inspection. This fee is in addition to all other fees for permits or licenses otherwise required and does not include electrical, mechanical or plumbing installation fees, each of which requires separate permits.

Sec. 3633-1.1 - License Duration - A license issued pursuant to Section 3633-1 shall be valid for the duration of the calendar year during which it is issued.

Sec. 3633-1.2 - Annual License Renewal - A license shall be required annually and shall be issued only when the commercial coach is found to be in compliance with the applicable provisions of this Article. Renewal inspection fee shall be fifteen dollars (\$15).

Sec. 3633-1.3 - Application Time Limitations - Applications for license renewals, accompanied with appropriate inspection fees, must be submitted within 30 days of the beginning of the calendar year.

Sec. 3633-1.4 - Fee Penalties - Failure to submit an application for a license renewal and to pay the required fees within the first 30 days of the new calendar year shall invoke penalties as follows:

- (a) An additional 50% shall be added to the inspection fee for applications received between 30 and 60 days after the beginning of the new calendar year.
- (b) Double inspection fees shall be charged for applications received beyond 60 days after the beginning of the new calendar year.

Sec. 3633-2 - Inspections - Commercial coaches and accessory structures will be inspected at the earliest practical time after receipt of the application and inspection fee. Discrepancies noted by inspection shall be corrected within 30 days after notification.

Sec. 3633-2.1 - Reinspections - If more than one additional inspection is necessitated for a failure to correct discrepancies, a reinspection fee of ten dollars (\$10) will be charged for each such additional reinspection.

Sec. 3633-3 - Requirements

Sec. 3633-3.1 - Floor Space - Floor space of commercial coach units connected in multiples shall not exceed the basic floor space permitted for the occupancy in accordance with the allowable floor space for Type V-N construction, Table 5-C of the Uniform Building Code, as adopted by this Division.

Sec. 3633-3.2 - Location - Commercial coaches shall be located in accordance with the requirements of Section 504 of the Uniform Building Code, as adopted by this Division.

Sec. 3633-3.3 - Exits - Exits shall be installed as per Chapter 33 of the Uniform Building Code, as adopted by this Division.

Sec. 3633-3.4 - Sanitary Facilities - Sanitary facilities must be provided as per Sec UBC 1105, as adopted by this Division. Temporary sanitary facilities will be permitted only with the approval of the County Health Officer.

Sec. 3633-3.5 - Grounding - All exposed metal parts of the commercial coach shall be effectively grounded.

Sec. 3634 - MOBILITY - Mobilehomes and commercial coaches shall remain as identifiable mobile structures. Permanent additions or alterations, which render a mobilehome or commercial coach immobile, are prohibited.

Sec. 3635 - PHYSICAL CONDITION - Any mobilehome or commercial coach subject to the provisions of this article which fall into a state of disrepair to the extent that it fails to provide proper shelter for the occupants or is otherwise unfit for human habitation shall be declared a public nuisance and shall be removed.

Sec. 3636 - ACCESSORY STRUCTURES - Accessory structures shall be constructed and maintained in accordance with applicable provisions of this Chapter.

Sec. 3637 - VIOLATIONS - In addition to the other remedies provided in this Code, a violation of any provision of this article shall be cause for revocation of the license and/or issuance of an order to remove the mobilehome or commercial coach from the property.

## ARTICLE 4 - MOVING STRUCTURES AND BUILDINGS

Sec. 3640 - RELOCATION PERMIT REQUIRED - A person shall not move onto any premises, any building or structure, except a contractor's toolhouse, construction building or similar structure which is moved as construction requires, until he first posts the security and secures a relocation building permit as hereinafter provided. A permit is not required where the only relocation involved is that of moving a building temporarily to the regularly occupied business premises of a house mover.  
AM. 11/23/71 - ORD. 2496

Sec. 3640-2 - Application - Every application for a relocation building permit shall be in writing upon a form furnished by the Building Department and shall set forth such information as the Building Official may reasonably require in order to carry out the purpose of this Chapter.

Sec. 3640-2.1 - Investigation Required - In order to determine any of the matters presented by the application, the Building Official may require plans, photographs, or other substantiating data, and may cause to be made any investigation which he believes necessary or helpful. After the investigation is completed, if the applicant fails to post the required security and secure the relocation building permit within 60 days, the application is null and void. AM. 11/23/71 - ORD. 2496

Sec. 3640-2.2 - Application and Investigation Fee - The Building Official shall collect an application and investigation fee of \$25 for structures located within Ventura County. For structures located outside of Ventura County, the fee shall be \$50.

Sec. 3640-4 - Issuance of Permit - If the condition of the building or structure in the judgement of the Building Official admits of practicable and effective repair he may issue a relocation building permit to the owner of the property where the building or structure is to be located upon conditions as hereinafter provided; otherwise the permit shall be denied.

Sec. 3640-4.1 - Condition of Permit - The Building Official, in granting any relocation building permit, may impose thereon such terms and conditions as he may deem reasonable and proper. These terms may include, but are not limited to, the period of time required to complete all work; the requirements of changes, alterations, additions or repairs to be made to or upon the building or structures, to the end that the relocation thereof will not be materially detrimental or injurious to public safety or to public welfare or to the property and improvements, or either, in the district, as hereinabove limited, to which it is to be relocated.

Sec. 3640-4.2 - Permit Fee - The permit fee shall be based on the valuation of the work necessary to bring the structure into compliance and shall be in accordance with the fee schedule set forth in sections 3100, et seq., of this Division. ADDED 11/23/71 - ORD. 2496

Sec. 3640-5 - Prohibited Buildings - Except as otherwise provided in this Chapter, the Building Official shall not issue a relocation building permit for any building or structure which:

- (a) Is so constructed or in such condition as to be dangerous.
- (b) Is infested with pests or is unsanitary.
- (c) Is so dilapidated, defective, unsightly or in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvements in the district within a radius of one thousand feet (1000') from the proposed site.
- (d) Because of age, size, design or architectural treatment, does not substantially conform to the design, plan and construction of the buildings located in the district within a radius of one thousand feet (1000') from the proposed site so that its relocation would be materially detrimental to the property or improvements in said district.

Sec. 3640-6 - Security Required - The Building Official shall not issue a relocation permit unless the owner shall first post with the Building Official a surety bond executed by the said owner, as principal, and by an approved surety company authorized to do business in this state, as surety; a cash bond; or an assignment of certificates or shares issued by a savings and loan association doing business in this state and insured by the Federal Savings and Loan Insurance Corporation. The Building Official may waive the requirement of security when the owner of the property is a governmental agency.  
AM. 11/23/71 - ORD. 2496

Sec. 3640-6.1 - Bond Requirements - The surety bond required by this chapter shall:

- (a) Be in form joint and several.
- (b) Name the County of Ventura as obligee.
- (c) Be in an amount equal to the estimated cost, plus 10 percent, of the work required to be done in order to comply with all of the conditions of the relocation building permit, such estimate to be as estimated by the Building Official.
- (d) State therein the legal description or address of the property upon which the building or structure is to be relocated.

Sec. 3640-6.2 - Bond Conditions - The surety bond shall provide that:

- (a) All work required to be done pursuant to the conditions of the relocation building permit shall be performed and completed within 120 days from date of issuance of permit.
- (b) The time limit specified may be extended for good and sufficient cause after written request of the Principal or Surety, either before or after said time limit has expired. The Building Official shall notify the Principal and Surety in writing of such time extension and may extend the time limit without consent of the Surety.
- (c) The term of each bond posted pursuant to this Section shall begin upon the date of the posting thereof and shall end upon the completion to the satisfaction of the Building Official of the performance of all the terms and conditions of the relocation building permit.
- (d) The Building Official, the Surety or duly authorized representative of either shall have access to the premises described in the relocation building permit for the purpose of inspecting the progress of the work.
- (e) Upon default by the Principal, the Surety shall be required to perform all conditions set forth in the relocation permit and give the Surety right of entry to the premises to perform such conditions.
- (f) In the event of any default in the performance of any term or condition of the relocation building permit, the Surety or any person employed or engaged on its behalf, or the Building Official, or any person employed or engaged on his behalf, may go upon the premises to complete the required work or to remove or demolish the building or structure, clear and clean and restore the site.
- (g) The relocation building permit shall be null and void if the building or structure is not relocated to the proposed site within 60 days after issuance of the permit.

Sec. 3640-6.3 - Bond Default - Whenever the Principal on the bond defaults in the performance of the conditions required by the relocation building permit, the Building Official shall give notice in writing to the Principal and the Surety on the bond.

Sec. 3640-6.4 - Details of Notice - The Building Official in the notice of default shall state the conditions of the bond which have not been complied with and the period of time deemed by him to be reasonably necessary for the completion of such work.

Sec. 3640-6.5 - Surety Requirements - After receipt of a notice of default, the Surety, within the time therein specified, shall cause the required work to be performed.

Sec. 3640-6.6 - Option of Demolition - When any default



has occurred on the part of the Principal under the provisions of this Chapter, the Surety, at its option, in lieu of completing the work required, may remove or demolish the building or structure and clear, clean and restore the site.

Sec. 3640-6.7 - Default of Cash Bond - If a cash bond has been posted the Building Official shall give notice of default, as provided above to the Principal, and if compliance is not had within the time specified, the Building Official shall proceed without delay and without further notice or proceeding whatever, to use the cash deposit or any portion thereof to cause the required work to be done by contract or otherwise in his discretion. The balance, if any, of such cash deposit, upon the completion of the work, shall be returned and reassigned to the depositor or to his successors or assigns after deducting the cost of the work plus 10 percent thereof.

Sec. 3640-6.8 - Refund of Cash Bond - When a cash bond has been posted and all requirements of the relocation building permit have been completed, the Building Official shall return the cash to the depositor, or to his successors or assigns, except any portion thereof that may have been used, cashed, or deducted as provided elsewhere in this Chapter.

Sec. 3640-6.9 - Exoneration of Bond - When all conditions and requirements of the relocation permit have been completed, the Building Official shall notify the Surety that the bond has been exonerated.

Sec. 3640-6.10 - Default of Assignment - If an assignment has been posted, the Building Official shall give notice of default, as provided above to the principal, and if compliance is not had within the time specified, the Building Official shall proceed without delay and without further notice or proceeding whatever, to request payment of the certificates or shares or any portion thereof to cause the required work to be done by contract or otherwise in his discretion. The balance of such payment, if any, upon the completion of the work, shall be returned to the principal or to his successors or assigns after deducting the cost of the work plus 10 percent thereof.

ADD. 11/23/71 - ORD. 2496

Sec. 3640-6.11 - Release of Assignment - When an assignment has been posted and all requirements of the relocation building permit have been completed, the Building Official shall notify the savings and loan association and shall do all things reasonably necessary to effect a release of said assignment to the principal or to his successors or assigns, except any portion thereof that may have been used, cashed or deducted as provided elsewhere in this Chapter. ADD. 11/23/71 - ORD. 2496

Sec. 3640-7 - Right of Entry - The owner, his representative, Successor or assign, or any other person who interferes with or obstructs the ingress or egress to or from any such premises, of any authorized representative or agent of any Surety or of the County of Ventura engaged in the work of completing, demolishing or removing any building or structure for which a relocation building permit has been issued, after a default has occurred in the performance of the terms or conditions thereof, is guilty of a misdemeanor.

Sec. 3652 - For Farm Labor Housing Only: Sections 104 (d) (e) and (f) of said Uniform Building Code shall be amended to read 50 percent in place of 25 percent now shown.

PASSED AND ADOPTED this 16th day of  
April, 1974, by the following vote:

AYES: Supervisors Jewett, Bennett, Schmidt, Flynn and Conlan.

NOES: None.

ABSENT: None.

  
Chairman, Board of Supervisors

ATTEST:

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

By Roberta Rodriguez  
Deputy Clerk

