

ORDINANCE 3495

**AN ORDINANCE OF THE COUNTY OF VENTURA
ADOPTING BY REFERENCE
UNIFORM BUILDING CODE, 1979 EDITION,
UNIFORM BUILDING CODE STANDARDS,
1979 EDITION, UNIFORM HOUSING CODE,
1979 EDITION,
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
BUILDINGS, 1979 EDITION,
NATIONAL ELECTRICAL CODE, 1978 EDITION,
UNIFORM PLUMBING CODE, 1979 EDITION,
UNIFORM MECHANICAL CODE, 1979 EDITION,
TOGETHER WITH AMENDMENTS THERETO: AND ADOPTING
CERTAIN OTHER PROVISIONS REGULATING BUILDINGS AND
STRUCTURES.**

ADOPTED AUGUST 19, 1980.

VENTURA COUNTY
B U I L D I N G C O D E

Effective Date: September 18, 1980

ORDINANCE NO. 3495

RESOURCE MANAGEMENT AGENCY
DIVISION OF BUILDING AND SAFETY

Ventura
800 South Victoria Avenue, Ventura, CA 93009
(805) 654-2771

Camarillo
601 Carmen Drive, Camarillo, CA 93010
(805) 482-8921, Extension 230

Moorpark
173 High Street, Moorpark, CA 93021
(805) 529-3940

VENTURA COUNTY BUILDING CODE
ORDINANCE NO. _____

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ORDINANCE NO. 3495

AN ORDINANCE OF THE COUNTY OF VENTURA ADOPTING BY REFERENCE THE CURRENT EDITIONS OF CERTAIN UNIFORM CODES AS FOLLOWS: UNIFORM BUILDING CODE, 1979 EDITION, UNIFORM BUILDING CODE STANDARDS, 1979 EDITION, UNIFORM HOUSING CODE 1979 EDITION, UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1979 EDITION, NATIONAL ELECTRICAL CODE, 1978 EDITION, UNIFORM PLUMBING CODE, 1979 EDITION, AND THE UNIFORM MECHANICAL CODE, 1979 EDITION, TOGETHER WITH AMENDMENTS THERETO: AND ADOPTING CERTAIN OTHER PROVISIONS REGULATING BUILDINGS AND STRUCTURES

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

Section 1. Ordinance Nos. 3436 and 3467 are hereby repealed.

Section 2. The above-mentioned uniform codes, including certain other provisions, are hereby adopted as the Ventura County Building Code as follows:

ARTICLE I - ADMINISTRATIVE PROVISIONS.

Sec. 1-1. TITLE. This ordinance shall be known as the "Ventura County Building Code", may be cited as such, and will be referred to herein as "this Code."

Sec. 1-2. PURPOSE. The Board of Supervisors expressly finds that the purpose of this Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, relocation, and maintenance of all buildings and structures within the County and certain equipment specifically regulated herein.

Sec. 1-3. AUTHORITY. This Code is adopted pursuant to the authority granted by Section 7 of Article XI of the State Constitution to a county to make and enforce within its limits all such local, police, sanitary, and other ordinances and regulations as are not in conflict with general laws. It is further adopted in conformity with the provisions of Sections 50022.1 to 50022.10, inclusive, of the Government Code relating to the adoption of codes by reference.

Sec. 1-4. APPLICABILITY. This Code shall apply within all of the unincorporated territory of Ventura County.

Sec. 1-5. CONFLICTS. Whenever there are conflicts and wherever there appear to be conflicts between the provisions of this ordinance and the separate codes adopted by reference hereby, or between different sections of the same such code, the provisions which are more strict or which set the higher or highest standards shall prevail.

Sec. 1-6. LIABILITY. Any employee charged with the enforcement of this Code, acting in good faith for the County and without malice in the discharge of his duties, shall not thereby render himself liable personally and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his duties. Any suit brought against a County employee because of any such act or omission performed by him in the enforcement of any provisions of this Code, shall be defended by the legal department of the County until final termination of the proceedings.

It is the intent of the Board of Supervisors to establish minimum standards for the protection of the public health, safety, and welfare. This Code shall not be construed to establish standards of performance, strength, or durability other than those specified. Neither this Code nor any services rendered in connection with or pursuant to its terms by County officers, inspectors, agents or employees, is intended nor shall be construed as the basis for any express or implied warranties or guarantees to any person relative to or concerning any structure or part, portion, or appurtenance thereto or thereof constructed, erected, altered, enlarged, repaired, moved, replaced, or removed pursuant to this Code or any permits granted hereunder. No cause of action shall arise in favor of any person against the County or any of its officers, inspectors, agents, or employees because any structure or portion thereof erected, constructed, altered, enlarged, repaired, moved, replaced, or removed, or any appliances installed, maintained, repaired or replaced hereunder does not meet the standards prescribed herein, or does not meet any other standards prescribed elsewhere as to performance, strength, durability or other characteristics.

Sec. 1-7. SEVERABILITY. If any article, section, sub-section, sentence, clause or phrase of these regulations is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of these regulations. The Board of Supervisors hereby declares that it would have passed this ordinance, and each article, section, sub-section, sentence, clause or phrase thereof, irrespective of the fact that any one or more articles, sections, sub-sections, sentences, clauses, and phrases be declared unconstitutional or invalid.

ARTICLE II - GENERAL PROVISIONS

Sec. 2-1. CONTINUANCE OF DIVISION. There is hereby continued within the County the "Division of Building and Safety" of the Resource Management Agency, which division shall be under the jurisdiction of the Building Official designated by the appointing authority.

Sec. 2-2. POWERS AND DUTIES OF THE BUILDING OFFICIAL

(a) GENERAL. The Building Official is hereby authorized and directed to enforce all the provisions of this Code and of the codes adopted by reference hereby. The decision of the Building Official in enforcing the provisions of this Code or of the codes adopted by reference, or in interpreting the provisions thereof, or in exercising the authority delegated thereby shall be final, subject to appeal as provided in this Code.

Whenever in this Code or in any of the codes adopted by reference hereby, another code or publication of standards or of rules or regulations is referred to, any language to the contrary notwithstanding, such reference shall not incorporate by reference such other codes, standards, or rules or regulations as part of this Code or of any of the codes adopted by reference hereby unless set out in full herein, but they shall be considered and may be used by the Building Official as guides to assist in determining whether or not there has been compliance with the provisions of this Code. The Building Official shall not be bound by the provisions of any such other codes, standards, or rules or regulations not expressly adopted by reference in this Code in determining such compliance.

(b) DEPUTIES. In accordance with the procedure and with the approval of the appointing authority of the County, the Building Official may appoint such number of officers, inspectors, assistants and other employees as shall be authorized from time to time. He may deputize such employees as may be necessary to carry out the functions of the Division of Building and Safety.

(c) REPORTS AND RECORDS. The Building Official shall submit a report to the proper County official not less than once a year covering the work of the department during the preceding period. He shall incorporate in said report a summary of his recommendations as to desirable amendments to this Code.

The Building Official shall keep a permanent, accurate account of all fees and other monies collected and received under this Code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

(d) RIGHT OF ENTRY. Whenever necessary to make an inspection to enforce any of the provisions of this Code, 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 insanitary, 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 Code; provided that if such building, structure, or premises be occupied, he shall first present proper credentials and request 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 request 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 request is made as herein provided, to promptly 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 section shall be guilty of a misdemeanor.

(e) STOP ORDERS. Whenever any building work is being done contrary to the provisions of this Code, or in violation of applicable ordinances of other County agencies, 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 persons shall forthwith stop such work until authorized by the Building Official to proceed with the work.

Whenever the Building Official finds that a building or structure for which a permit has been issued may be flooded or is subject to erosion hazard if the work is completed in the manner proposed, or that the completion of such work will cause the flooding 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 qualified County officer for a determination as to such danger. If the Engineer Manager of the aforementioned District or other qualified County officer reports that substantial danger exists, the Building Official shall order work stopped until plans to alleviate such danger have been reviewed and approved by said Engineer or County officer.

Failure to order work stopped or to make such referral or both shall not be construed as a representation that danger of flooding or erosion does not or will not exist if the work is completed in the manner proposed.

(f) OCCUPANCY VIOLATIONS. Whenever any building or structure or equipment therein regulated by this Code is being used contrary to the provisions of this Code, the Building Official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice or make the structure, or portion thereof, comply with the requirements of this Code; provided, however, that in the event of an unsafe building Section 203 in the Uniform Building Code shall apply.

(g) POWER OF CITATION. Pursuant to the authority vested in the Board of Supervisors of the County of Ventura by California Penal Code section 836.5, the Building Official of the Division of Building and Safety and certain of his authorized subordinates as hereinafter provided shall have the power of arrest without warrant whenever they have reasonable cause to believe that the person to be arrested has committed in their presence a misdemeanor, misdemeanor/infraction, or infraction, consisting of a violation of the provisions of this Code or any other ordinance or statute which the building official has a duty to enforce.

The persons who are authorized to make arrests as herein provided shall consist of the Building Official and those of his subordinates as he may from time to time designate, whose duties include inspection and enforcement activities for the Ventura County Division of Building and Safety.

In any case in which a person is arrested pursuant to this section and the person arrested does not demand to be taken before a magistrate, the arresting officer shall prepare a written notice to appear and release the person on his promise to appear as prescribed by Chapter 5C (commencing with section 853.6) of the California Penal Code. The provisions of that chapter shall thereafter apply with reference to any proceedings based upon the issuance of a written notice to appear pursuant to this section.

(h) COOPERATION OF OTHER OFFICIALS. The Building Official may request, and shall receive so far as may be necessary in the discharge of his duties, the assistance and cooperation of other officials of the County.

Sec. 2-3 APPEALS.. To determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretation of the provisions of this Code, and to hear the appeals provided for, there shall be and are hereby created Boards of Appeals. Each Board shall consist of five members who are not employees of the County and who are 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. Copies of all rules and regulations adopted by the Board shall be delivered to the Building Official who shall make them accessible to the public. A decision of a Board of Appeals shall be final.

(a) GENERAL BOARD OF APPEALS. The jurisdiction of the General Board of Appeals shall be all the appealable matters contained in this Code, except those matters expressly placed within the jurisdiction of one of the following Board of Appeals.

(b) BOARD OF GRADING APPEALS. The jurisdiction of the Board of Grading Appeals shall be the appealable matters contained in Chapter 70 of the Uniform Building Code.

(c) BOARD OF MECHANICAL AND PLUMBING APPEALS. The jurisdiction of the Board of Mechanical and Plumbing Appeals shall be the appealable matters contained in the Uniform Mechanical Code and the Uniform Plumbing Code.

(d) BOARD OF ELECTRICAL APPEALS. The jurisdiction of the Board of Electrical Appeals shall be the appealable matters contained in the National Electrical Code.

(e) APPEALS HEARING FEE. A fee in an amount established by resolution of the Board of Supervisors shall accompany each application for a hearing before any of the appeals boards established under the provisions of this Code.

Sec. 2-4. 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 County, or cause the same to be done, contrary to or in violation of any of the provisions of this Code.

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

Sec. 2-5. PERMITS

(a) PERMITS REQUIRED. No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause the same to be done, without first obtaining the necessary permit for each such building or structure from the Building Official. The term "erect, construct, enlarge, alter, repair," etc. as used above shall be deemed to include any and all electrical, plumbing, mechanical work, grading, or other work regulated by this Code.

Emergency repairs to plumbing, electrical, and mechanical installations may be initiated prior to obtaining the required permits, provided that such work was urgently necessary and it was impractical to obtain the permits prior to commencement of the work. Permits for all such work shall be obtained as soon as it is practical to do so.

(b) EXEMPTIONS: AGRICULTURAL BUILDINGS. A permit shall be issued without fee and no inspection shall be required for, and the provisions of this Code shall not apply to, the construction of 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 as defined in the Uniform Building Code and does not exceed 1,500 square feet in area and when such building or structure does not require plans, drawings, or specifications prepared by a civil or structural engineer, architect, or building designer licensed to practice in the State of California. This exemption shall not apply to private garages, structures which normally are occupied or used by human beings and agricultural buildings used primarily for horticultural products.

(c) WAIVER OF PERMIT. The Building Official may, by administrative order, waive permit requirements for work which is not inimical to the public health, safety or welfare, or which because of its temporary nature or special purpose, does not fall within the purview or intention of this Code.

(d) PERMIT ISSUANCE: RESTRICTIONS. The issuance of permits shall be restricted to those applicants or their authorized representatives who are entitled by the regulations and the exemptions in the State Contractor's License Law and other applicable statutes to perform work regulated by this Code.

(e) EXPIRATION OF PERMIT; EXTENSIONS. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days after the date of issuance 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 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee

therefor 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 plan and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may, without requiring payment of an additional permit fee, extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

(f) SUSPENSION OR REVOCATION OF PERMIT. The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code or for just cause.

(g) PERMITS TRANSFERABLE. Permits required by this Code may be transferred from the original permittee to second parties when legal requirements have been satisfied, when approved by the Building Official, and when applicable fees have been paid.

(h) ANNUAL MAINTENANCE PERMITS. The Building Official may, upon receipt of the required fee, issue an annual maintenance permit to any authorized person, firm, or corporation regularly engaged in the repair, replacement, alteration, or maintenance of electrical, plumbing, or mechanical systems regulated by this Code. The annual maintenance permit shall cover maintenance work which is performed on the premises of a person, firm or corporation and shall entitle the holder to be issued permits for said work on a monthly basis in lieu of obtaining individual permits prior to each installation or alteration of electrical wiring, plumbing, or mechanical equipment.

The holder of an annual maintenance permit shall report all work done under the permit on a form furnished for the purpose not more than fifteen (15) days following the end of each calendar month, or as otherwise approved by the Building Official. Each such report shall be accompanied by the appropriate fees as required by this Code and by resolution of the Board of Supervisors.

Sec. 2-6. 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:

(a) Give such information as reasonably may be required by the Building Official.

(b) Be accompanied by such plans, specifications, and schedules as may be necessary to determine whether the work as described will be in conformity with the requirements of this Code.

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Sec. 2-7. PLANS AND SPECIFICATIONS. With each application for a permit and when required by the Building Official for enforcement of any provisions of this Code, plans, specifications, calculations, and other data shall be submitted. The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the State to practice as such.

Exception: The Building Official may waive the submission of plans, etc. if he finds that the nature of the work proposed is such that reviewing of plans is not necessary to obtain compliance with this Code.

Plans and specifications shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules, and regulations.

Computations, diagrams, schedules, soils reports, geological reports, and other data sufficient to show the correctness and adequacy of the plans shall be submitted when required by the Building Official.

Sec. 2-8. INSPECTIONS. All work for which a permit is required shall be subject to inspection by the Building Official to assure compliance with the requirements of this Code.

It shall be the responsibility of the owner or person doing work authorized by a permit to notify the Building Official orally or in writing when said work is ready for inspection. Such notification shall be given at least twenty-four (24) hours before the work is to be inspected.

No portion of any building, structure, wiring, plumbing, or equipment which is required to be inspected shall be permanently covered or concealed without approval of the Building Official.

The Building Official shall have authority to remove or require the removal of any obstruction which prevents the required inspection of any portion of a building, structure, wiring, plumbing, electrical, or mechanical equipment.

Sec. 2-9. FEES

(a) GENERAL. Fees for permits and services rendered pursuant to this Code shall be paid to the Building Official as set forth elsewhere in this Code and as established by resolution of the Board of Supervisors.

(b) PENALTY FEE. Any person, firm or corporation who shall proceed with or commence work for which a permit is required by this Code without first having obtained such permit shall, if subsequently permitted to obtain a permit therefor, pay double the fee fixed for such work provided 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 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. 2-10. FEE REFUNDS. The Building Official shall not authorize the refunding of any fee except upon written application by the original permittee not later than 180 days after the date of payment; nor shall he authorize the refunding of any fee for which the total amount paid was \$25.00 or less except as specified in subsection (a) below.

The Building Official may authorize the refunding of fees in the amounts and under the conditions specified herein:

- (a) 100% of any fee erroneously paid or collected;
- (b) 75% of any plan review fee when the permit application is withdrawn or cancelled before plan review is commenced;
- (c) 75% of any permit fee when none of the work covered by such permit has been commenced;
- (d) 75% of any appeals hearing fee when such hearing is cancelled prior to the issuance of a Notice of Hearing pertaining to the case.

Sec. 2-11. SECTION NUMBERING AND CROSS-REFERENCING SYSTEM FOR CODE AMENDMENTS. To facilitate cross-referencing between the adopted codes as published and the amendments contained herein, amendments are numbered to correspond to the uniform and model code sections which are affected. Thus, "Section UBC 302(a)" in this ordinance is an amendment to, and supersedes Section 302(a) as published in the Uniform Building Code.

Generally, each alphabetized sub-section of the adopted codes, for example, UBC 104(a), is deemed to be separate and distinct from others for the purpose of amendment. An amendment to one sub-section changes only that portion and does not by omission of reference amend or delete any other part of the Section such as UBC 104(b) through UBC 104(j).

ARTICLE III - DEFINITIONS

Sec. 3-1. DEFINITIONS. Whenever in this Code or in any of the codes adopted hereby the following names or terms are used, they shall have the meanings set out herein.

"Apartment house" shall include all community apartment, condominium, townhouse and similar structures having three or more dwelling units in a single building or connected buildings for the purpose of determining the applicable requirements of this Code.

"Building Official" or "building official" shall mean the person appointed by the Director of the Resource Management Agency to head the Division of Building and Safety. Exceptions: 1. For the purposes of administering Chapter 70 of the Uniform Building Code, Excavation and Grading, the term "building official" shall mean the Director of Public Works.

2. For the purposes of administering provisions of the Uniform Housing Code pertaining to the abatement of health hazards associated with private sewage disposal systems, the term "building official" shall mean the manager of the Division of Building and Safety and/or the Health Officer.

"Chief Electrical Inspector", "Administrative Authority" and all other terms and designations indicating the person authorized and directed to carry out, enforce, and exercise governmental rights, privileges and duties shall, unless expressly indicated otherwise, mean the Building Official and his duly authorized deputies, assistants, and inspectors.

"City", "County", and other terms designating the local governmental entity having jurisdiction, shall mean the County of Ventura or the area under its jurisdiction.

"Director of Public Works" shall mean the Director of Public Works except that it shall mean the Building Official for purposes of directing work of repair or demolition having an estimated cost of \$4,000 or less pursuant to Section 1401(c)3 in the Uniform Housing Code and Section 701(c)3 in the Dangerous Buildings Code.

"Fire Department" shall mean the Ventura County Fire Protection District or the fire service agency having jurisdiction.

"Health Officer" or "Health Official" shall mean the duly appointed head of the Environmental Health Department of the County or his authorized representative.

"Minor structure" or "minor building" shall mean any structure or building not customarily used by human beings and which is less than 1,000 square feet in area.

"Person", "firm", or "corporation" shall mean any and all entities of whatsoever nature or kind, including but not limited to individuals, corporations, partnerships whether general or limited, unincorporated associations, unions or organizations, cooperatives and trusts, and shall include the plural as well as the singular number, the male and female gender, and all governmental entities subject in whole or in part to this Code and the codes adopted by reference herein.

ARTICLE IV - UNIFORM BUILDING CODE (UBC) AND
UNIFORM BUILDING CODE STANDARDS

Sec. 4-1. ADOPTION. Those building codes known as the "Uniform Building Code", 1979 Edition, and the "Uniform Building Code Standards", 1979 Edition, which codes were promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which, among other things, is to protect the public health and safety as set out in Section 102 of the Uniform Building Code, are hereby adopted and enacted as the primary building codes of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

Sec. 4-2. AMENDMENTS. Refer to Sec. 2-II in this Ordinance for an explanation of the section numbering and cross-referencing system used below. The Uniform Building Code is hereby amended as follows:

Sec. UBC 104(e). MOVED BUILDINGS. Buildings or structures moved into or within Ventura County shall comply with the provisions of Article X in this ordinance.

Sec. UBC 302(a). APPLICATION. To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every 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 by Section 2-7 in this ordinance;
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, other County agencies, or State law to determine compliance with applicable laws, ordinances, rule and regulations.

Sec. UBC 303(a). PERMIT ISSUANCE; DENIAL. The application, plans and specifications and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the County to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this Code and other pertinent laws and ordinances, and that all required fees have been paid, he shall issue a permit therefor to the applicant.

Except where special building designs or other mitigating measures have been approved by the Building Official and cooperating officials of other County agencies, a building permit may be denied where physical features of a building site are such that denial of the building permit is deemed necessary to safeguard life or limb, health, property, or public welfare. Physical features which justify the denial of a permit shall include but shall not be limited to:

1. Precepitous cliffs or other nearby vertical land masses of unknown stability.
2. Unstable soils or geologic conditions.
3. Terrain which is subject to flooding, inundation, or severe soil erosion.

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 changed, modified, or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

The Building Official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his/her own risk without assurance that the permit for the entire building or structure will be granted.

Sec. UBC 304(a). BUILDING PERMIT FEES. A fee for each building permit shall be paid to the Building Official in accordance with Table UBC 3-A as established by resolution of the Board of Supervisors. All references in the Uniform Building Code to "Table 3-A" shall mean Table UBC 3-A as established by the Board. Table 3-A in the published edition of the Uniform Building Code is hereby deleted in its entirety.

The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The valuation to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees specified in Table UBC 3-A shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

Sec. UBC 304(b). PLAN REVIEW FEES. When a plan is required to be submitted by Sec. 2-7 of this Code and Sec. 302(b) in the UBC, a plan review fee shall be paid to the Building Official at the time of submission of plans and specifications. Plan review fees shall be a fixed percentage of the building permit fees as established by resolution of the Board of Supervisors.

When plans are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged at a rate established by the Building Official but not to exceed one-half the initial plan review fee. The Building Official may waive such fee for minor additional plan reviews on incomplete or changed plans.

Corrected plans which are resubmitted to the Division of Building and Safety for approval subsequent to an initial plan review shall not be subject to an additional plan review fee.

The amount of the initial plan review fee for submittal of a "standard plan" as defined herein shall be the full plan review fee as specified above. The plan review fee for subsequent submittals of a plan which qualifies as a standard plan shall be one-half (1/2) of the initial plan review fee. "Standard plan" is hereby defined as a prototype plan for a building or structure which is to be utilized at more than one site and which incorporates the same essential structural features, design, dimensions, and calculations as the original approved plan. A standard plan shall be void three years after its approval or upon revision of the applicable codes under which it was reviewed, or at the discretion of the Building Official.

Sec. UBC 304(e). FEE REFUNDS. Refer to Section 2-10 in this ordinance. Sec 304(e) in the UBC is hereby deleted in its entirety.

Sec. UBC 305(d). APPROVALS REQUIRED. No work shall be done on any part of a building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required in subsection 305(e) in the UBC and by other applicable laws and ordinances.

There shall be a final inspection and approval on all buildings when completed and ready for occupancy.

An approval for occupancy and the issuance of a clearance by the Building Official for the connection of utilities to any building or structure shall be contingent upon compliance with provisions of this Code and any other applicable laws and ordinances. When, in the judgement of the Building Official, unusual conditions exist which justify the connection of utilities prior to completion of a building or structure, a temporary clearance may be issued for such connection.

Sec. UBC 1001. Notwithstanding the provisions of Sec. 1001 in the UBC, provisions relating to Group I, Division 1 and 2 Occupancies shall apply only to such occupancies accommodating more than 6 persons in accordance with standards of the State Fire Marshal contained in the California Administrative Code.

Sec. UBC 1201. GROUP R OCCUPANCIES DEFINED. Group R occupancies shall be:

Division 1: Hotel and apartment houses, condominiums and townhouses. Convents and monasteries (each accommodating more than 10 persons).

Division 2: Not used.

Division 3. Dwellings and lodging houses.

For occupancy separations, see Table 5-B in the UBC.

For occupant load, see Section 3301 in the UBC.

Sec. UBC 1203. LOCATION ON PROPERTY. For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 504 and Part IV in the UBC. Notwithstanding the provisions of Section 504 in the UBC, townhouses and condominiums which are classified as R-1

occupancies may be considered as apartment houses for the purpose of determining the required fire resistance of walls separating individual dwelling units except that the minimum shall be equivalent to a one-hour fire resistive occupancy separation.

Sec. UBC CHAPTER 16. HIGH FIRE HAZARD AREAS. The Uniform Building Code is hereby amended by adding Chapter 16 as follows.

Sec. UBC 1601. HIGH FIRE HAZARD AREA DEFINED. For the purpose of this Code, certain areas in the unincorporated territory of the County shall be classified as the High Fire Hazard Area by the Ventura County Fire Protection District. The High Fire Hazard Area is defined as any area within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

Sec. UBC 1602. RESTRICTIONS IN HIGH FIRE HAZARD AREAS. The purpose of this Section is to provide a minimum standard for the fire protection of buildings and structures hereafter erected in proximity to areas of the County where concentrations of highly flammable brush, grass, or other combustible material combined with periods of hot, dry winds create a high fire hazard, and where lives and property may thereby be endangered.

Buildings or structures hereafter erected, constructed or moved within or into designated high fire hazard areas shall be one of the Types of Construction as defined in this Code and shall meet the requirements of this Section.

Although their installation is encouraged, neither manual nor automatic sprinklers nor other water systems may be substituted for the fire protection set forth in this Section.

(a) ROOFS. Roof coverings shall be fire retardant as specified in Section 3203(e) in the UBC, except that no wooden shakes or shingles, treated or untreated, shall be permitted.

(b) EXTERIOR WALLS. Fire-resistive protection of exterior walls and openings, as determined by location on property, shall be as required by Section 504 in the UBC.

Exception: The foregoing provisions notwithstanding, no exterior wall of a building or structure shall have a lesser degree of fire protection than that provided by exterior wall covering of 7/8-inch exterior cement plaster, 1-inch nominal thickness solid wood siding, or 1/2-inch thick plywood. Fire-retardant treated or untreated wood shingle or shake siding shall not be permitted.

(c) UNDERFLOOR AREAS. Where underfloor areas are not enclosed by fire-resistive construction conforming to the requirements of subsection (b) above, the underside of the floor system shall be fire-protected, as set forth in subsection (d).

(d) PROJECTIONS AND OTHER BUILDING ELEMENTS EXPOSED TO FIRE.

Architectural projections such as roof overhangs and soffits, balconies and decks; patio covers and carports, and other elements of buildings or structures which have combustible structural elements in the horizontal plane, shall be protected with materials approved for 1-hour fire-resistive construction on the lower, fire-exposed side and shall have 1-hour fire-resistive supporting columns unless the details of construction conform to those for heavy timber as described in Section 2106 in the UBC.

Exceptions: 1. Combustible structural members in horizontal projections may be unprotected timbers of size 4 x 6 or larger when used as rafters or as stair, balcony, or deck supports for similar purposes.

2. Heavy timber roof decking at eaves and rakes may be unprotected provided a fascia of not less than 2-inch nominal thickness timber is installed at the roof's edge.

3. Patio roofs and similar accessory structures may be constructed of combustible members not less than 2 x 4-inch nominal size.

4. Arbors and open lattice-work sunshades may be constructed of combustible members not less than 2 x 2-inch nominal size.

5. Balcony and deck flooring may be not less than 2-inch nominal thickness lumber or material of equivalent fire resistance. Such flooring may be spaced not more than 1/4-inch apart and need not be fire protected on the underside provided the balcony or deck surface is 3 feet or more above grade.

Balconies and decks less than 3 feet above grade shall be solidly floored without gaps and shall be fire-protected on the underside as required by this Section. In lieu of fire protection, such balconies and decks may be enclosed from floor surface to grade in the manner prescribed for exterior walls in subsection (b) of this Section.

6. Combustible exterior columns directly supporting roofs, stairs, balconies, and decks may be size 4 x 4 or larger. Columns and beams supporting interior floor loads may be size 6 x 6 or larger.

(e) VENTILATION OPENINGS. Attic or foundation ventilation openings or louvers shall not be located at or immediately below eaves or rakes, soffits, or balconies, or similar exterior overhangs which may be directly exposed to a fire in adjacent hazardous grass or brush areas.

(f) WAIVER OF REQUIREMENTS. When approved by authorized representatives of the Ventura County Fire Protection District based on site conditions which justify a reduction in fire resistance, the Building Official may grant a waiver of any of requirements (a) through (e) above for specific construction projects within the High Fire Hazard Area.

Sec. UBC 1807 (f). HIGH-RISE BUILDINGS; VOICE COMMUNICATION SYSTEM. There shall be two separate, approved, continuously electrically supervised voice communication systems; one for Fire Department communication and the other for communication to the public. Such systems shall provide communication between the central control station and the following areas:

- Elevators, elevator lobbies, corridors and stairways;
- Every office area exceeding 1,000 square feet in area;
- Each dwelling unit and hotel guest room.

When approved by the fire service, the public address system may be combined with the Fire Department communication system.

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

At every floor level in each stair shaft;

At every exterior location where a stair shaft exits to a public way;

At the exterior of each stair shaft penthouse located on the roof.

All exterior phone jacks shall be designed to communicate with the Fire Control Station and all other levels of the building, including external locations.

Sound powered phone equipment, including communications panel, phone sets and location of phone jacks, are subject to Fire Department approval.

An acceptable number of hand-held phone sets as determined by the Fire Department shall be made available and stored at the Fire Control Station.

Sec. UBC 1807(m). HIGH-RISE BUILDINGS; 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:

A. 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.

B. The sprinkler system shall be looped between standpipe risers at the bottom, top, and midheight 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.

C. 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.

D. Pitching of lines is not required.

E. 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.

F. 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 water supply fails.

G. Operation of the sprinkler system shall activate the voice communication system.

H. 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; not 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.

I. System piping shall be hydraulically designed throughout all areas using minimum design densities and maximum areas of application as follows:

Light hazard occupancies - 0.125 GPM per square foot and 2,000 square feet.

Ordinary hazard occupancies - 0.20 GPM and 4,000 square feet.

Other occupancies - as required by the Fire Department.

J. 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 this Code are permitted:

A. The fire-resistive time periods set forth in Table No. 17-A in the UBC 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 Table 17-A and/or Sec. 3304(g) in the UBC may be of non-combustible construction without a fire-resistive time period, provided the surface material has a flame-spread rating not greater than 225.

B. Dead-end or tributary corridors may be twenty feet (20') in length.

C. Travel distance to a horizontal exit or to an enclosed stairway may be 300 feet.

D. Exits need not be inter-connected by exit corridors provided every portion of the story has unobstructed access to all required exits.

E. Exits shall be provided at the rate of at least one for each 8,000 square feet or fractional part, of floor area.

F. That openings in corridor walls shall conform to Title 19, California Administrative Code. In Group R-1 occupancies, the fire resistance of corridor and dwelling unit or guest room separations may be reduced to one-half hour.

G. The 1-1/2 inch hose lines and nozzles may be omitted.

H. Smokeproof enclosures may be eliminated if each required stairway is pressurized as per Section 1807(h) in the UBC.

I. Spandrel protection as required by Section 1807(b) in the UBC may be omitted.

Sec. UBC 1807(n). HIGH-RISE BUILDINGS; HELISTOP. Each building subject to the requirements of this Section 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. For structural design standards, refer to Section 2308(c) in the UBC.

Sec. UBC 2308(b). RETAINING WALLS. Retaining walls shall be designed to resist the lateral pressure of the retained material in accordance with accepted engineering practice. Soil characteristics shall be determined by a soils test. When the soils report reveals questionable soil conditions, or when unusual surcharge conditions exist, special designs and recommendations shall be submitted for approval of the Building Official.

Exception: Retaining walls not over fifteen (15) feet in height and basement/cellar walls spanning not over 15 feet between supports may be approved without a soils test provided such walls retain drained earth and are designed assuming earth pressure equivalent to that exerted by a fluid weighing not less than 30 pounds per cubic foot.

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

The maximum vertical bearing pressure under any retaining wall shall not exceed that allowed by Chapter 29 in the UBC, except as provided in the soils report. The factor of safety for overturning shall be at least 1.5.

No retaining wall shall be constructed of wood unless the wood has been pressure treated for that use.

Sec. UBC 2904(b). EXPANSIVE SOIL. The expansive characteristics of a soil shall be determined by procedures in accordance with UBC Standard No. 29-2, and the soil shall be classified according to Table No. 29-C in the UBC. 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 Table No. 29-D in the UBC.

A test to determine the soil expansion index shall be conducted for each building site except that in subdivisions the frequency of testing need not exceed one test per five contiguous lots or one test per five acres, whichever area is smaller. Such tests shall be made after rough grading is completed. Tests shall include a determination of the expansion index for the most expansive soil encountered within the top four feet at each test location whether in cut or fill or a combination thereof.

The expansion index for soil on subdivision lots which have not been individually tested shall be assumed to correspond to the highest reading determined by tests on proximate lots.

Sec. UBC 2905(a). FOUNDATION INVESTIGATION.

1. GENERAL. The classification of the soil at each building site shall be determined when required by the Building Official. Such determination shall be made by a California licensed engineer experienced in soils engineering.

Sec. UBC 2905(b). INVESTIGATION. The classification of soils shall be based on observation and necessary tests of the materials disclosed by borings or excavations made in appropriate locations. Additional studies may be required to evaluate soil strength, the effect of moisture variation on soil bearing capacity, compressibility and expansiveness.

Whenever in the opinion of the Building Official the adequacy and stability of a building site cannot be determined by the test borings or excavations required by this Section he may require a special geologic, hydrologic, seismic, or other investigation and report. Geologic investigations such as those for hillside stability or seismic hazards shall be conducted by a California-certified Engineering Geologist.

Sec. UBC 2905(f). DRAINAGE AND MOISTURE PROTECTION.

1. GENERAL. Provisions shall be made for the control and drainage of surface water around buildings. Concentrated drainage such as rainwater from gutters and downspouts, scuppers, and roof valleys shall be diverted away from building foundations by means of concrete splash blocks and/or other approved non-erosive devices.

2. GUTTERS AND DOWNSPOUTS. When buildings are located on expansive soils having an expansion index greater than 50, gutters, downspouts, piping, and/or other non-erosive devices shall be provided to collect and conduct rainwater to a street, storm drain, or other approved watercourse or disposal area.

3. VAPOR BARRIER. An approved vapor barrier shall be installed below concrete slab floors of all residential occupancies in such a manner as to form an effective barrier against the migration of moisture into the slab. When sheet plastic material is employed for this purpose it shall be not less than 6 mils (.006 inch) in thickness. The installation of a vapor barrier shall not impair the effectiveness of required anchor bolts or other structural parts of a building.

Foundations at the perimeter of concrete floor slabs shall form a continuous moisture barrier of portland cement concrete or solid grouted masonry to the depths required by Table UBC 29-A in this ordinance.

Sec. UBC 2907(a). GENERAL. Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete or treated wood in conformance with UBC Standard No 29-3 and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least 6 inches above the adjacent finish grade. Footings, foundations, and concrete slab floors at or below grade shall be constructed to comply with Table UBC 29-A in this ordinance except when approved alternative design is provided based on a foundation investigation. Table 29-A in the UBC is hereby deleted in its entirety.

TABLE UBC 29-A
 MINIMUM FOUNDATION REQUIREMENTS*
 (1) (10)

WEIGHTED EXPANSION INDEX	FOUNDATIONS FOR SLAB & RAISED FLOOR SYSTEMS (2) (5) (7)							CONCRETE SLABS		PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS, PIERS AND SLABS (5) (6)	PIERS UNDER RAISED FLOORS	
	NUMBER OF STORIES	STEM THICKNESS	FOOTING WIDTH.	FOOTING THICKNESS	ALL PERIMETER FOOTINGS (6)	INTERIOR FOOTINGS FOR SLAB AND RAISED FLOORS (6)	REINFORCEMENT FOR CONTINUOUS FOUNDATIONS (3) (8)	3-1/2" MINIMUM THICKNESS				
								DEPTH BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE INCHES	REINFORCEMENT (4)			TOTAL THICKNESS OF SAND
0-20 VERY LOW (NON-EXPANSIVE)	1	6	12	6	12	12	NONE REQUIRED	6x6-10/10 WWF	2"	MOISTENING OF GROUND PRIOR TO PLACING CONCRETE RECOMMENDED	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 AND BOTTOM	6x6-10/10 WWF	4"	120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST ADJACENT GRADE. TESTING REQ'D.	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 AND BOTTOM #3 BARS@24" IN EXT. FOOTING AND BENT 3' INTO SLAB (9)	6x6-6/6WWF OR #3@24"E.W.	4"	130% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 27" BELOW LOWEST ADJACENT GRADE. TESTING REQ'D.	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 AND BOTTOM #3 BARS@24" IN EXT. FOOTING AND BENT 3' INTO SLAB (9)	6x6-6/6WWF OR #3@24"E.W.	4"	140% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 33" BELOW LOWEST ADJACENT GRADE. TESTING REQ'D.	PIERS NOT ALLOWED	
	2	8	12	8	27	18						
	3	10	15	8	27	24						
ABOVE 130 VERY HIGH	SPECIAL DESIGN BY LICENSED ENGINEER/ARCHITECT											

* Refer to next page for footnotes (1) through (10)

FOOTNOTES TO TABLE UBC 29-A

1. Premoistening is required where specified in Table UBC 29-A in order to achieve maximum and uniform expansion of soils prior to construction and thus limit structural distress caused by uneven expansion and shrinkage. Other systems which do not include premoistening may be approved by the Building Official when such alternatives are shown to provide equivalent safeguards against the adverse effects of expansive soils.
2. Underfloor access crawl holes shall be provided with curbs extending not less than six (6) inches above adjacent grade to prevent surface water from entering the foundation area.
3. Reinforcement for continuous foundations shall be placed not less than 3" above the bottom of the footing and not less than 3" below the top of the stem.
4. Reinforcement shall be placed at mid-depth of slab.
5. After premoistening, the specified moisture content of soils shall be maintained until concrete is placed. Required moisture content shall be verified by an approved testing laboratory not more than 24 hours prior to placement of concrete.
6. Crawl spaces under raised floors need not be premoistened except under interior footings. Interior footings which are not enclosed by a continuous perimeter foundation system or equivalent concrete or masonry moisture barrier complying with Section UBC 2907(a) in this ordinance shall be designed and constructed as specified for perimeter footings in Table UBC 29-A.
7. A grade beam not less than 12" x 12" in cross section, reinforced as specified for continuous foundations in Table UBC 29-A, shall be provided at garage door openings.
8. Foundation stem walls which exceed a height of 3 times the stem thickness above lowest adjacent grade shall be reinforced in accordance with Sections 2418 and 2614 in the UBC or as required by engineering design, whichever is more restrictive.
9. Bent reinforcing bars between exterior footing and slab shall be omitted when floor is designed as an independent, "floating" slab.
10. Fireplace footings shall be reinforced with a horizontal grid located 3" above the bottom of the footing and consisting of not less than No. 4 bars at 12" on center each way. Vertical chimney reinforcing bars shall be hooked under the grid.

Sec. UBC APPENDIX. Chapters 11, 49, 55, 57, and 70 are hereby adopted as part of this Code with modifications as listed herein. The following chapters of the Appendix are hereby deleted in their entirety: Chapters 12, 23, 32, 35, 38, 48, 51, and 53.

Sec. UBC APPENDIX 1108(b). SPECIAL PROVISIONS FOR AGRICULTURAL BUILDINGS. The area of a Group M, Division 3 Occupancy in a one-story building shall not be limited if the building is entirely surrounded and adjoined by public space, street, or yards not less than 60 feet in width, regardless of the type of construction.

Exception: The area of a one-story Group M, Division 3 Occupancy which is used exclusively for growing flowers, plants, fruits, vegetables, shrubs, trees, or similar horticultural products shall not be limited if the setback from all property lines to the building is not less than twenty (20) feet and if such setback area is maintained open and accessible for fire fighting purposes. In no case shall the distance from property lines be less than that required by zoning regulations.

The area of a two-story Group M, 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 UBC Standard No. 38-1.

Buildings using plastics shall comply with Type V-N construction. Plastics shall be approved plastics regulated by Chapter 52 in the UBC. For foam plastic, see Section 1717 in the UBC.

Exceptions: 1. When used as skylights or roofs, the areas of plastic skylights shall not be limited.

2. Except where designs must consider snow loads, plastics less than 10 mils thick may be used without regard to structural consideration. The structural frame of the building, however, shall comply.

Refer to Section 2-5(b) in this ordinance for permit exemptions which apply to specified agricultural buildings.

Sec. UBC APPENDIX 7005. DEFINITIONS. Section 7005 in the UBC is hereby amended to include, in addition to all of the definitions contained therein, the definition of "Isolated, Self-Contained Area" as follows:

ISOLATED, SELF-CONTAINED AREA is that portion of a parcel of land or of contiguous parcels of land under single ownership which is more than 100 feet from the exterior parcel boundary and meets any one of the following criteria:

1. Land on which crops are grown or livestock is raised for sale, but not including any portion of such land used for building sites or for the construction of earthfills which will impound water to a depth of more than 5 feet.

2. Land on which water-impounding structures are constructed under the direct control of the U.S. Department of Agriculture, Soil Conservation Service.

3. Land on which oilfield operations involving the exploration, development of production of oil are established.

Sec. UBC APPENDIX 7007. GRADING PERMIT PROCESSING FEES. Fees for grading permits shall be paid in the amounts prescribed by resolution of the Board of Supervisors. Except as otherwise specified in such resolution, such fees shall not be refundable.

ARTICLE V - UNIFORM HOUSING CODE (UHC)

Sec. 5-1. ADOPTION. That housing code known as the "Uniform Housing Code", 1979 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which among other things is to protect the public health and safety as set out in Section 102 of said code, is hereby adopted and enacted as the primary housing code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein with specific modifications as indicated below.

Sec. 5-2. AMENDMENTS. Refer to Article II, Sec. 2-11 for an explanation of the section numbering and cross-referencing system used below. The Uniform Housing Code is hereby amended as follows.

Sec. UHC 103(c). RELOCATION. Buildings or structures moved into or within the County shall comply with the provisions of Article X in this ordinance.

Sec. UHC 203. APPEALS BOARD. The Housing Advisory and Appeals Board, for the purposes of this housing code, shall be the General Board of Appeals as set forth in Article II in this ordinance. Appeals to the Board shall be processed in accordance with the provisions contained in Section 1201 in the UHC.

Sec. UHC 204. VIOLATIONS AND PENALTIES. See Sec. 2-4 in this ordinance.

Sec. UHC 302. FEES. Section 302 in the UHC is hereby deleted in its entirety. Fees for building permits shall be as established by resolution of the Board of Supervisors.

Sec. UHC 1201 (b) PROCESSING OF APPEAL. Upon receipt of any appeal filed pursuant to Section 1201 in the UHC, the Building Official shall present it at the next regular or special meeting of the Board of Appeals.

The Building Official may, under the applicable procedures set forth in this Code, request and initiate a hearing before the Board of Appeals on any matter related to a substandard building or the premises on which it is located.

ARTICLE VI - UNIFORM CODE FOR THE ABATEMENT
OF DANGEROUS BUILDINGS (DBC)

Sec. 6-1. ADOPTION. That code known as the "Uniform Code for the Abatement of Dangerous Buildings", 1979 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which among other things is to protect the public health and safety as set out in Section 102 of said Code, is hereby adopted and enacted as the code for abatement of dangerous buildings in the County and made part of this Code by reference with the same force and effect as if fully set forth herein with specific modifications as indicated below. Such code will be referred to herein as the Dangerous Buildings Code.

Sec. 6-2. AMENDMENTS. Refer to Sec. 2-11 in this ordinance for an explanation of the section numbering and cross referencing system used below. The Dangerous Buildings Code is hereby amended as follows.

Sec. DBC 203. VIOLATIONS AND PENALTIES. See Sec. 2-4 in this ordinance.

Sec. DBC 205. APPEALS BOARD. The appeals Board for the purposes of the Dangerous Buildings Code shall be the General Board of Appeals as set forth in Article II in this ordinance. Appeals to the Board shall be processed in accordance with the provisions contained in Section 501 in the DBC.

Sec. DBC 501 (b) PROCESS OF APPEAL. Upon receipt of any appeal filed pursuant to Section 501 in the DBC, the Building Official shall present it at the next regular or special meeting of the Board of Appeals. The Building Official may, under the applicable procedures set forth in this Code, request and initiate a hearing before the Board of Appeals on any matter related to a dangerous building or the premises on which it is located.

ARTICLE VII - NATIONAL ELECTRICAL CODE (NEC)

Sec. 7-1. ADOPTION. That electrical code known as the "National Electrical Code", 1978 Edition, promulgated and published by the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210, the purpose and subject matter of which, among other things, is to provide minimum standards for the installation, maintenance, and use of electrical wiring and electrical apparatus in order to safeguard persons and property from electrical hazards, is hereby adopted and enacted as the primary electrical code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

Sec. 7-2. AMENDMENTS. Refer to Sec. 2-11 in this ordinance for an explanation of the section numbering and cross-referencing system used below. The National Electrical Code is hereby amended as follows.

Sec. NEC 90-8 (Added). PERMIT APPLICATION. To obtain an electrical permit, an application shall be filed therefor in accordance with Section 2-6 in this ordinance.

Sec. NEC 90-9 (Added). AUTHORITY TO DISCONNECT. The Chief Electrical Inspector is hereby authorized to order the discontinuance and/or disconnection of any electrical wiring, device, appliance, apparatus, or equipment which is found to be hazardous to life, health, or property. In cases of imminent danger where necessary for safety of persons or property, or where electrical wiring or equipment may interfere with the work of fire fighting personnel, the Chief Electrical Inspector is authorized to immediately disconnect or cause the disconnection of such electrical wiring or equipment.

When such equipment is ordered or caused to be disconnected, a notice shall be placed thereon listing the causes for such action and in addition, the owner and/or occupant of such building, structure, or premises shall receive similar notice:

It shall be unlawful for any person, firm, corporation, or serving utility to make connections from a source of electrical energy, or to supply electrical service to any electrical wiring, device, appliance, apparatus, or equipment which has been disconnected or ordered disconnected by the Chief Electrical Inspector until approval has been granted for reconnection of such equipment.

Sec. NEC 90-10 (Added). CONNECTION TO ELECTRICAL INSTALLATIONS. Except where work is done under an annual electrical maintenance permit, it shall be unlawful for any person, firm, or corporation to make connection from a source of electrical energy or to supply electrical service to any electrical wiring, device, appliance, or equipment which requires a permit for installation unless such person, firm, or corporation shall have obtained evidence from the Chief Electrical Inspector that such equipment is authorized to be energized.

Sec. NEC 110-5. CONDUCTORS. Conductors normally used to carry current shall be of copper unless otherwise provided in this Code. Where the conductor material is not specified, the sizes given in this Code shall apply to copper conductors. Where other materials are used, the size shall be changed accordingly.

For aluminum and copper-clad aluminum conductors, see Tables 310-16 through 310-19 in the NEC. Aluminum wire used under the provisions of this Code shall be a minimum of #6 A.W.G. stranded conductor.

Sec. NEC 110-8. WIRING METHODS. Only wiring methods recognized as suitable are included in this Code. The recognized methods of wiring shall be permitted to be installed in any type of building or occupancy, except as otherwise provided in this Code.

Wiring installations and equipment in existence at the time of passage of this Code may have their existing use continued if such use was legal at the time of passage and provided such continued use is not unsafe.

Sec. NEC 250-83(e) (Added). "UFER" GROUND REQUIRED. Notwithstanding other provisions of Section 250-83 in the NEC, the electrical service grounding electrode for new construction where concrete footings in direct contact with earth are employed shall be as specified in Section 250-81(c) in the NEC.

Sec. NEC 336-3 . USES PERMITTED OR NOT PERMITTED FOR NONMETALLIC-SHEATHED CABLE. Type NM and Type NMC cables shall only be permitted to be used in agricultural buildings and in one- and two-family dwellings and multi-family dwellings when such dwellings do not exceed three floors above grade. For the purpose of this Article, the first floor of a building shall be that floor designed for human habitation which is level with or above finish grade of the exterior wall line for 50 percent or more of its perimeter.

Sec. NEC 680-48 (Added). ELECTRICAL EQUIPMENT CONTROLS NEAR BATHING FACILITIES. Energized control devices for electrical equipment shall be installed a minimum of five feet (5') from inside the perimeter wall of swimming pools, spas, hot tubs, therapeutic pools, and similar bathing facilities unless separated therefrom by a solid fence, wall, or permanent barrier which effectively prevents contact with such controls by users of the facility.

ARTICLE VIII - UNIFORM PLUMBING CODE (UPC)

Sec. 8-1. ADOPTION. That plumbing code known as the "Uniform Plumbing Code", 1979 Edition, and appendices A, B, C, D, G, and I, promulgated and published by the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California 90032, the purpose and subject matter of which is to protect public health and safety by establishing minimum regulations for the installation, alteration, or repair of plumbing and drainage systems, is hereby adopted and enacted as the primary plumbing code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein, subject to the following amendments.

Sec. 8-2. AMENDMENTS. Refer to Section 2-11 in this ordinance for an explanation of the section numbering and cross-referencing system used below. The Uniform Plumbing Code is hereby amended as follows. Part I, Administration, pages 1a through 6a is hereby deleted in its entirety.

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 and is so designed as to permit the effluent from the septic tank to seep through its bottom and sides.

Sec. UPC 323 (Added). PERMIT APPLICATION. To obtain a plumbing permit an application therefor shall be filed in accordance with Section 2-6 in this ordinance.

Sec. UPC 324 (Added). AUTHORITY TO ABATE. Any portion of a plumbing system found by the Administrative Authority to be insanitary as defined in this Code, is hereby declared to be a nuisance.

Where a nuisance exists or a plumbing system is maintained in violation of this Code or any notice issued pursuant to this section, the Administrative Authority shall require the nuisance or violation to be abated and, where necessary, shall seek such abatement in the manner provided by law.

Sec. UPC 325 (Added). EXEMPTIONS WITHIN SANITARY DISTRICTS. The provisions of this Code relating to building sewers as defined herein and to permits and fees therefor shall not apply within the boundaries of a sanitary district if such district has adopted and is enforcing ordinances or regulations determined by the Administrative Authority to be equal to or more restrictive than those contained in this Code.

Sec. UPC 1102(e). HOLDING TANKS. A holding tank for industrial/commercial waste shall be installed only when it is permitted by and is in conformance with standards and safeguards established by the Administrative Authority and the Health Officer to prevent anticipated surface or subsurface contamination or pollution, damage to the public sewer, or other hazardous or nuisance condition.

TABLE UPC APPENDIX I-1
 (Numbers in parentheses refer to footnotes below)

LOCATION OF SEWAGE DISPOSAL SYSTEMS

Minimum Horizontal Distance in Feet From:	Building Sewer	Septic Tank	Disposal Field	Seepage Pit
Buildings or Structures (1)	2	5	8	8
Property line adjoining private property	clear (2)	5	5	8
Water supply well or suction line	50 (3)	50	100	150
Streams, lakes, tidal waters or ocean waters	50	50	50	100
Large trees	--	10	--	10
Seepage pits or cesspools	--	5	5	12
Disposal field	--	5	4 (4)	5
On site domestic water service line	1 (5)	5	5	5
Distribution box	--	--	5	5
Pressure public water main	10 (6)	10	10	10

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 tidal or ocean waters, the horizontal distance shall be measured from the historically most landward location of the beach at the mean high tide elevation. Structures or facilities shall be constructed in accordance with Federal, State, and local laws to prevent erosion of the beaches and movement of the mean high tide 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) See Section 315(c) in the UPC.

(3) 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.

(4) 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. I-6 (h) in the UPC)

(5) See Sec. 1108 in the UPC.

(6) For parallel construction. For crossings, approval by the Administrative Authority is required.

TABLE UPC APPENDIX I-6 (Added)
 (Letters in parentheses refer to footnotes below)

ABSORPTION AREA REQUIREMENTS

<u>Percolation Rate</u> (Time in minutes required for water to fall one inch)	<u>Required Absorption Area</u> (Sq. ft. per bedroom using standard leach lines, leaching beds, and seepage pits). See notes (a) through (e) below.
1 or less	75
2	85
3	100
4	115
5	125
10	165
15	190
30	250
45	300
60	330
over 60 (f)	---

- (a) Sufficient usable land area must be available to provide 100% expansion of required absorption area when/if necessary. See Appendix I, Section I-1(d) in the UPC.
- (b) Absorption area should be sufficient to accomodate increased future use stemming from the addition of bedrooms or conversion of unfinished spaces to bedroom use, whenever such changes can be reasonably anticipated.
- (c) The absorption area for leach lines and leaching beds is calculated as trench bottom area only except as provided in Sec. UPC APPENDIX I-3 in this ordinance. Minimum required area for leaching trenches is 150 sq. ft.
- (d) The absorption area for seepage pits is calculated as the effective sidewall area below the inlet. See Sec. UPC APPENDIX I-3 in this ordinance.
- (e) The above table allows for the connection of domestic food waste units and automatic clothes washing machines without further increase in absorption area.
- (f) Soils having percolation rates over 60 min/inch are unsuitable for installation of an absorption system.

Sec. UPC 1110(a). LOCATION OF SEWAGE DISPOSAL SYSTEMS. Except as provided in subsection 1110(b) in the UPC, no building sewer or private sewage disposal system, or parts thereof, shall be located in any lot other than the lot which is the site of the building or structure served by such sewer or private sewage disposal system; nor shall any building sewer or private sewage disposal system or part thereof be located at any point having less than the minimum distances indicated in Table UPC Appendix I-1 in this ordinance. Table 11-1 on Page 90 and Table I-1 on Page 188 in the UPC are hereby deleted in their entirety.

Sec. UPC APPENDIX I-1(a). PRIVATE SEWAGE DISPOSAL: GENERAL REQUIREMENTS. Where permitted by Section 1101 in the UPC, the building sewer may be connected to a private sewage disposal system complying with the provisions of this Code. The type of system shall be determined on the basis of information contained in the soils report concerning location, soil porosity, groundwater, depth of fractured rock or impervious formations, 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.

Sec. UPC APPENDIX I-1(f). PRIVATE SEWAGE DISPOSAL: RESTRICTIONS. When there is insufficient lot area or improper soil or geological conditions, for adequate and safe 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. The Administrative Authority may grant exceptions to the requirements of this Code in case of practical difficulty or unnecessary hardship provided that the installation is equivalent to the standards established by this Code and is not inimical to the health, safety or welfare of the general public.

Sec. UPC APPENDIX I-3. AREA OF DISPOSAL FIELDS AND SEEPAGE PITS. The minimum effective absorption area of disposal fields in square feet of trench bottom, and of seepage pits in square feet of sidewall, shall be predicated on the required septic tank capacity in gallons and shall conform to Table UPC Appendix I-6 in this ordinance for the measured percolation test rate, and shall conform to the following:

1. When disposal fields are installed, a minimum of one hundred fifty (150) square feet of trench bottom shall be provided for each system exclusive of any hardpan, rock, clay or other impervious formations. Sidewall area in excess of the required twelve (12) inches and not to exceed thirty-six (36) inches below the leach line may be added to the trench bottom area when computing absorption areas. Such increase shall be limited to 50% of the required absorption area.

2. Where leaching beds are permitted in lieu of trenches, the area of each such bed shall be at least fifty (50) percent greater than the requirement for trenches. Perimeter sidewall area in excess of the required twelve (12) inches and not to exceed thirty-six (36) inches below the leach line may be added to the trench bottom area when computing absorption area.

3. No excavation for a leach line or leach bed shall extend within five (5) feet of the water table nor to a depth where sewage may contaminate an underground water stratum that is usable for domestic purposes.

Exception: In areas where records or data indicate that groundwater is grossly degraded, the requirement for a five (5) foot separation may be reduced by the Administrative Authority.

The applicant shall supply evidence of groundwater depth to the satisfaction of the Administrative Authority.

4. The minimum effective absorption area in any seepage pit shall be calculated as the excavated sidewall 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 within ten (10) feet of the water table nor to a depth where sewage may contaminate an underground water stratum that is usable for domestic purposes.

Exception: In areas where records or data indicate that groundwater is grossly degraded, the requirement for a ten (10) foot separation may be reduced by the Administrative Authority.

The applicant shall supply evidence of groundwater depth to the satisfaction of the Administrative Authority.

Sec. UPC APPENDIX I-4. PERCOLATION TESTS. (a) Disposal fields and seepage pits shall be sized in accordance with the percolation tests or analyses required by subsection (b) of this Section.

(b) In order to determine the absorption qualities of soils the proposed site shall be subjected to percolation tests and/or hydrometer analyses performed under the supervision of a California-registered sanitarian, a professional engineer, civil engineer, geologist, or engineering geologist. Such test or analysis shall be performed in accordance with standards established by the Administrative Authority.

(c) Each test shall be made with clear water in an excavation which has been thoroughly soaked prior to the test.

(d) No subsurface disposal field shall be permitted to serve a building if percolation test rates are greater than sixty (60) minutes per inch.

(e) Test data shall be submitted on a form provided for that purpose and shall include such information as may reasonably be required by the Administrative Authority to determine the correctness and adequacy of the proposed disposal system.

Sec. UPC APPENDIX I-7. SEEPAGE PITS. (a) The capacity of seepage pits shall be based on the quantity of liquid waste discharging thereinto, and on the character and porosity of the surrounding soil as determined by such tests as may be required and shall comply with Sec. I-3 in this ordinance.

(b) Seepage pits may be used where conditions are unsatisfactory for the installation of leach lines or beds. In no case shall seepage pits extend more than sixty (60) feet below the surface of the ground.

(c) Multiple seepage pit installations shall be connected through an approved distribution box or diversion valve and watertight piping laid on undisturbed or compacted soil.

(d) 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 clean rock 3/4 inches to 2½ inches in diameter, free from fines, except when otherwise approved by the Administrative Authority. Effluent shall be conducted to the bottom of the excavation by means of approved perforated pipe extending to the entire depth of the pit. Approval shall be obtained prior to construction for any pit having an excavation diameter greater than six (6) feet.

(e) Where ground water is encountered, the bottom of the pit shall be backfilled with clean coarse sand at least ten (10) feet above the ground water encountered.

(f) Subsection (f) of Appendix Section I-7 in the UPC is hereby deleted in its entirety.

(g) Connections between a septic tank and seepage pits shall be made with approved watertight pipe. Such pipe shall be laid on natural ground or compacted fill.

(h) Rock fill in seepage pits shall be covered with asphalt-treated building paper, and backfilled with a minimum of eighteen (18) inches of earth.

(i) Subsection (i) of Appendix Section I-7 in the UPC is hereby deleted in its entirety.

Sec. UPC APPENDIX I-9. SUBSURFACE DISPOSAL OF INDUSTRIAL WASTE. The discharge of industrial waste into a soil absorption system shall be prohibited unless specifically approved by the Administrative Authority.

Subsections (a) through (g) of Appendix Sec. I-9 and the Recommended Design criteria for commercial/industrial waste disposal on pages 185 and 186 in the UPC are hereby deleted in their entirety.

ARTICLE IX - UNIFORM MECHANICAL CODE (UMC)

Sec. 9-1. ADOPTION. That mechanical code known as the "Uniform Mechanical Code", 1979 Edition, and Appendices A, B, and C, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601, the purpose and subject matter of which, among other things, is to protect public health and safety as stated in Section 102 of said code, is hereby adopted and enacted as the primary mechanical code and made part of this Code by reference, with the same force and effect as if fully set forth herein, subject to the following amendments.

Sec. 9-2. AMENDMENTS. Refer to Sec. 2-11 in this ordinance for an explanation of the section numbering and cross-referencing system used below. The Uniform Mechanical Code is hereby amended as follows.

Sec. UMC 304(a), (b). FEES. Refer to Section 2-9 in this ordinance.

Sec. UMC 304(e). FEE REFUNDS. Refer to Section 2-10 in this ordinance.

ARTICLE X

MOVED BUILDINGS AND TEMPORARY STRUCTURES

Sec. 10-1. GENERAL REQUIREMENTS. Buildings or structures moved into or within the County shall comply with the provisions of this Code for new buildings or structures except when otherwise permitted by this code or by State law.

Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the Building Official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this Code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

Sec. 10-2. PERMIT(S) REQUIRED. It shall be unlawful for any person, firm, or corporation to move or cause to be moved any building or structure excepting a contractor's tool house, construction office, or similar structure which is relocated as construction requires, into or within the County without first obtaining a permit to do so from the Building Official. Exception: Buildings moved to the business premises of a house mover for the purpose of temporary storage.

Sec. 10-3. APPLICATION AND INVESTIGATION FEE. To obtain a permit to relocate a building or structure the applicant shall first file an application therefor as required by Section 2-6 in this ordinance. The Building Official may require plans, photographs and other data to substantiate the application.

Each application shall be accompanied by an investigation fee to cover the costs of processing the application, inspecting the building and premises, and handling other matters connected therewith. Such fee shall be non-refundable. If the building to be moved is located outside the County, the applicant shall pay an additional fee to cover increased costs of inspection and mileage. Investigation fees and permit fees shall be paid to the Building Official as established by resolution of the Board of Supervisors.

Sec. 10-4. INVESTIGATION AND REPORT. The Building Official shall cause an investigation to be made of each building or structure for which an application for a relocation permit has been received. A written report shall be prepared based on such inspection, and a copy of the report shall be given to the applicant. This report shall contain the approval or disapproval by the Building Official for relocating the building. If approved for relocation, the report shall list the requirements and corrections necessary for making the building conform to the codes adopted herein.

In granting an approval for relocation, the Building Official may impose such terms and conditions as he may deem reasonable and proper, including time limits for completion of all work, and requirements for whatever changes, alterations, additions, or repairs are necessary to assure that relocation will not be materially detrimental or injurious to public health, safety, or welfare.

The investigation report shall remain valid for a period of 180 days after the building or structure has been inspected, after which time a new investigation and report may be required by the Building Official.

Sec. 10-5. DENIAL OF PERMIT. Except as otherwise provided in this Article, the Building Official shall not issue a relocation permit for any building or structure which:

1. Is so constructed or is in such condition as to be dangerous.
2. Is infested with pests or is insanitary.
3. Is in such condition in the judgment of the Building Official that it does not admit of practicable and effective repair.
4. Is so dilapidated, defective, or unsightly or is 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 area to which it would be relocated.
5. Because of age, size, design or architectural treatment, does not substantially conform to the design, plan and construction of the buildings located in the area to which it is to be relocated so that its relocation would be materially detrimental to the property or improvements in said area.
6. Does not comply with applicable provisions of Sec. UBC 302(a) in this ordinance.

Sec. 10-6. SECURITY REQUIRED. The Building Official shall not issue a permit to relocate a building or structure unless the applicant therefor shall first post with the Building Official a performance bond executed by the owner of the premises where the building or structure is to be located, listing said owner as principal, and an approved surety company authorized to do business in the State as surety; a cash bond naming the County of Ventura as payee; 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.

The performance bond required by this Section shall:

1. Be in form joint and several.
2. Name the County of Ventura as obligee.
3. Guarantee that the required work will be completed or, when ordered by the Building Official, the building or structure will be removed or demolished and the site cleared, cleaned, and restored to its original condition.
4. 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 permit or shall be in an amount equal to the cost of demolition and removal, whichever is greater. Such costs for purposes of the bond shall be as estimated by the Building Official.
5. State therein the legal description or address of the property to which the building or structure is to be relocated.

Sec. 10-7. CONDITIONS OF SECURITY. Every performance bond, cash bond, or assignment of shares required by this article shall be conditioned as follows:

1. Unless otherwise specified in the investigation report, work required to be done pursuant to the conditions of the relocation building permit shall be initiated within 180 days from the date of issuance of the permit.

2. The time limit specified may be extended for good and sufficient cause after written request of the principal or surety, before 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.

3. The term of each bond posted pursuant to this Article 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.

4. The Building Official and the surety, or the duly authorized representative of either, shall have access to the premises described in the relocation permit for the purpose of inspecting the progress of the work.

5. Upon default by the principal, the surety shall cause all required work to be performed as set forth in the condition of the investigation report and relocation permit.

6. In the event of default in the performance of any term or condition of the relocation 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, and to clear, clean, and restore the site.

Sec. 10-8. PERMIT ISSUANCE AND FEES. Before any permit is issued for the relocation, reconstruction, or repair of a building or structure a fee therefor shall be paid to the Building Official in accordance with the schedules set forth in this Code for building, electrical, plumbing, mechanical, grading, or other permits when applicable. The required permits, together with the investigation report, shall comprise the "relocation permit" for the purposes of this Article.

The valuation for purposes of determining the relocation building permit fee shall be based upon the Building Official's estimate of the cost of work necessary to bring the structure into compliance with conditions listed on the investigation report and permit.

Sec. 10-9. EXPIRATION OF PERMIT. Permits for the relocation, reconstruction, and repair of a building or structure shall be null and void in accordance with the provisions of Section 303(d) in the UBC if the building or structure is not relocated to the proposed site and/or the required work commenced within 180 days of the date of issuance of such permits.

Sec. 10-10. PROCEDURE UPON DEFAULT. (a) PERFORMANCE BOND. Should the principal fail to comply with the conditions required by the relocation permit, the Building Official shall give notice of default in writing to the principal and to the surety named in the performance bond.

The notice of default shall state the conditions of the bond which have not been complied with and shall specify the period of time the Building Official deems to be reasonably necessary for completion of the work.

Upon receipt of a notice of default, the surety shall cause the required work to be completed within the time specified.

The surety shall have the option of removing or demolishing the building or structure in lieu of completing the required work, in which case the site shall be suitably cleared, cleaned, and restored to the satisfaction of the Building Official.

Exception: The surety may be granted a release from its obligation to perform under the conditions of the performance bond provided:

1. A written agreement is executed between Surety and the Division of Building and Safety under which the Division assumes responsibility for causing completion of required work or demolition of the structure; and

2. A cash bond is posted by the Surety in the amount of the performance bond, payable to the County of Ventura, to enable the Building Official to cause the required work of repair or demolition to be performed in accordance with Section 10-10(b) in this ordinance.

(b) CASH BOND. When a cash bond has been posted the Building Official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the Building Official at his own discretion may proceed without delay and without further notice or proceeding to use the cash deposit or any portion thereof to cause the required work to be completed by contract or otherwise.

(c) ASSIGNMENT OF SHARES. When an assignment of shares has been posted the Building Official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the Building Official may request payment of the assigned certificates or shares or any portion thereof by the savings and loan association and at his own discretion the Building Official may proceed without delay and without further notice or proceeding to use such assets to cause the required work to be completed by contract or otherwise.

Sec. 10-11. RELEASE OF SECURITY. (a) PERFORMANCE BOND. When all conditions and requirements of the relocation permit and applicable laws and ordinances have been completed, the Building Official shall notify the surety that the bond has been exonerated.

(b) CASH BOND. When a cash bond has been posted and all requirements of the relocation 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 Article.

(c) ASSIGNMENT OF SHARES. When an assignment of shares has been made and all requirements of the relocation 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 Article.

ARTICLE XI - SWIMMING POOLS AND FENCING

Sec. 11-1. DEFINITIONS. For the purpose of this Article certain terms are hereby defined as follows.

"Pool" shall mean any body of water created by artificial means which is designed or used for swimming or immersion purposes by men, women, or children and which has a water depth exceeding eighteen (18) inches. The term "pool" shall include swimming pools, spas, hot tubs and above and below ground vinyl-lined pools but does not apply to plumbing fixtures such as bathtubs; nor does it apply to man-made lakes, reservoirs, or farm ponds used primarily for public park purposes, water conservation, irrigation, or watering of livestock.

Sec. 11-2. POOL DESIGN AND CONSTRUCTION

(a) GENERAL. Pool design and construction shall be in accordance with accepted engineering practice, shall be in conformity with applicable provisions of the adopted building, electrical, plumbing, and mechanical codes, and shall be structurally suitable for the soil, topographic, and geologic conditions prevailing at the construction site.

(b) EXPANSIVE SOIL DESIGN. Pools constructed below grade shall be designed on the assumption that their construction is to be in an area of moderately expansive soil having an expansion index of 51-90 and an equivalent fluid pressure of not less than 45 pounds per cubic foot (45 p.c.f.).

Exception: Where tests indicate that soils at a pool site are non-expansive or have low expansion characteristics from the ground surface to the full depth of the pool, structural design may be based on an equivalent fluid pressure not less than 30 p.c.f.

In highly expansive soils having an expansion index of 91-130, pools shall be designed for not less than 60 p.c.f. equivalent fluid pressure.

In very highly expansive soils having an expansion index over 130, pool design shall be subject to special requirements based on a site investigation, soil testing, and engineering analysis by a registered civil engineer to determine appropriate design parameters for the site.

(c) HYDROSTATIC UPLIFT. In areas of anticipated high water table an approved hydrostatic relief system or device shall be installed.

(d) THERMAL PROTECTION FOR PLASTIC PIPING. Between the inlet of pool water heating equipment and any plastic water piping connected thereto, a check valve shall be installed to prevent thermal damage to such piping due to backflow.

Exception: When rapid or high-rate filters are employed a check valve may be omitted.

Between the outlet of pool heating equipment and any plastic water piping connected thereto, not less than five feet of approved metal pipe shall be installed for the purpose of dissipating heat.

(e) SAFEGUARDING SUCTION DRAINS. Bottom drains and suction intakes in pools and spas shall be covered with grates or other protective devices which cannot be removed except with tools. The slots or openings in these covers shall be of such area, shape, and arrangement as to prevent bathers from being drawn thereto with such force as to constitute a safety hazard.

(f) GRAB BARS. Wherever egress from a pool by bathers is restricted by the presence of a vertical wall or other barrier which extends more than 12 inches above the water surface at the pool's edge, permanent handrails, grab bars, or equivalent device(s) shall be installed within 12 inches of the water surface, capable of being securely grasped and adequate to support the weight of a user of the pool.

Sec. 11-3. DECKS

(a) GENERAL. A deck shall be provided around below-grade swimming pools except when special engineering design is furnished which indicates that such deck is not necessary for the purpose of maintaining the structural integrity of the pool and/or for controlling surface water and moisture content in the soil adjacent to the pool. Decks shall not be required for spas and hot tubs.

(b) DECK DESIGN AND CONSTRUCTION. Required decks shall be constructed of concrete or other approved impervious material and shall be sloped to provide positive drainage away from the perimeter of the pool. Except as provided below, decks shall have a minimum width of four feet and shall be at least 3-1/2 inches in thickness. Reinforcement shall be #3 bars spaced not over 24 inches o.c. each way, or equivalent reinforcing.

Approved joints shall be provided in the deck at corners, at maximum 10-foot intervals, and wherever necessary in order to control cracking, to allow for differential movement, and to minimize damage to the deck from such movement should it occur. Joints in decks and coping shall be made watertight with an approved permanent resilient sealant.

(c) CUTOFF WALLS. At the outer perimeter of pool decks a cutoff wall of approved material shall be installed below-grade to a depth of at least 15 inches so as to form a permanent and effective vertical moisture barrier. Exceptions: 1. A cutoff wall may be omitted when a deck at least six feet wide is installed.

2. Decks less than four feet in width may be installed provided that the required cutoff wall is increased in depth beyond the minimum by an amount directly proportional to the reduction in deck width.

(d) PRE-SATURATION, HIGHLY EXPANSIVE SOILS. When the soil below a deck has an expansion index of 91 or greater it shall be saturated with water to a depth of at least 18 inches prior to installation of the deck.

Sec. 11-4. DRAINAGE AND DISPOSAL

(a) SURFACE WATER. Surface water from pool decks shall be collected and conducted through non-erosive devices to a street, storm drain, or other approved watercourse or disposal area.

(b) WASTE WATER. Pool waste water shall be disposed of as specified in Appendix G of the Uniform Plumbing Code.

(c) DRYWELLS. Drywells shall not be employed for pool wastewater disposal except when specifically approved for the purpose and when it has been determined that such installation is not likely to have adverse effects on the structural stability of the pool or other structures on the site. The Building Official may require a percolation test, soils report, and/or geological report to make such a determination.

Sec. 11-5. SPECIAL INSPECTION. Special inspection as required by Section 306 in the UBC shall be provided for pneumatically placed concrete (gunite) in swimming pools.

Sec 11-6. FENCING AND GATES. 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 premises a fence or wall not less than five feet in height which completely surrounds such pool or body of water provided, however, that a dwelling or accessory building may be used as a part of such enclosure. Said fence shall be constructed of durable material and shall be designed to withstand a horizontal force of at least 20 pounds per lineal foot at the top of the fence or top of the railing. Openings, holes, or gaps therein shall be no larger than four inches wide except for openings closed by doors or gates. Fences shall not have a configuration which provides a ladder-like access to the pool area.

Each gate or door opening through a pool enclosure shall be equipped with a self-closing and self-latching device capable of keeping the gate or door securely closed at all times when not in use.

Exceptions: 1. Doors in Group R, Division 1 and 3 occupancies which form part of a pool enclosure.

2. Gates used primarily for ingress and egress of equipment but not persons to the pool area, and which are kept padlocked when not in use.

Required latching devices shall be installed not less than four feet above ground level.

The Building Official may make modifications and accept alternatives to the fencing requirements in individual cases upon a showing of good cause with respect to the height, nature, or location of the fence, wall, gates, or latches, or the necessity therefor, provided that protection is not reduced thereby.

Sec. 11-7. ELECTRICAL EQUIPMENT CONTROLS NEAR BATHING FACILITIES. See Sec. NEC 680-48 in this ordinance.

ARTICLE XII - MOBILEHOMES AND COMMERCIAL COACHES

Sec. 12-1. DEFINITIONS. For the purposes of this Article the terms "mobilehome", "commercial coach", and "mobilehome accessory structure" shall have the meanings set forth in Title 25, California Administrative Code.

Sec. 12-2. SCOPE. The provisions of this Article shall apply to mobilehomes and commercial coaches installed outside mobilehome parks in all locations where the County of Ventura is the primary enforcement authority for applicable provisions of the State Mobilehome Parks Act, Subchapter 1 of Chapter 2, California Administrative Code, Title 25.

Sec. 12-3. INSTALLATION PERMIT REQUIRED. No person, firm, or corporation shall install, occupy, or use a mobilehome, mobilehome accessory structure, or commercial coach which is subject to these regulations or cause the same to be done without first obtaining an installation permit therefor from the Building Official. Said installation permit shall be issued subject to compliance with applicable laws and ordinances, including but not limited to:

(a) Terms and conditions of a zoning clearance, including time limits established thereby.

(b) Installation requirements as set forth in applicable State codes and in this Ordinance.

(c) Payment of installation permit fees in addition to fees for permits, services or clearances which may otherwise be required.

Sec. 12-4. SPECIAL REQUIREMENTS, COMMERCIAL COACHES

(a) ALLOWABLE AREA. The area of commercial coach units connected in multiple shall not exceed the allowable floor area for the occupancy housed therein and the Type of Construction, in accordance with Section 505 in the UBC.

(b) LOCATION ON PROPERTY. Commercial coaches shall be positioned on a site with sufficient setback from property lines so as to comply with the requirements of Section 504 in the UBC for fire-resistive protection of exterior walls and openings without the necessity for altering the structure or finish materials of the exterior walls of the coach.

(c) STAIRS AND EXITS. Stairs, ramps, handrails, guardrails, landings, and exits shall be provided for commercial coaches as specified in Chapter 33 in the UBC. Such coaches shall also conform to applicable standards of the State of California for making buildings usable by physically handicapped persons.

(d) SANITARY FACILITIES. Commercial coaches shall be provided with sanitary facilities in accordance with requirements of this Code which are applicable to the particular occupancy housed therein.

Sec. 12-5. REQUIREMENTS IN HIGH FIRE HAZARD AREAS. The requirements of Section UBC Chapter 16 in this ordinance shall be applicable to mobilehomes, mobilehome accessory structures, and commercial coaches installed within High Fire Hazard areas.

Sec. 12-6. VIOLATIONS. In addition to other penalties and remedies provided by this Code, a violation of any provision of this Article shall be sufficient cause for revocation of the permit and/or issuance of an order to abate the violation by repair, rehabilitation, demolition, or removal of the mobilehome, mobilehome accessory structure, or commercial coach in accordance with the procedures set forth in the Uniform Housing Code and the Dangerous Buildings Code as adopted in Articles V and VI of this Code.

ARTICLE XIII - COPIES OF CODES FOR PUBLIC INSPECTION

Sec. 13-1. FILING WITH CLERK OF THE BOARD. Not less than three (3) certified copies of this Code and of each of the codes adopted by reference herein are on file in the office of the Clerk of the Board of Supervisors, and all such certified copies of the codes shall be kept at that office for public inspection while this Code is in force.

Sec. 13-2. COPIES OF ORDINANCE FOR SALE TO PUBLIC. The Building Official shall maintain a supply of copies of this ordinance for examination and purchase by the public at a price not to exceed the actual cost thereof to the County plus a reasonable handling charge as established by the Building Official.

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ADOPTED this 19th day of August, 1980 by the following vote:

AYES: Supervisors Eaton, Jones, MacDonald,
Dougherty and Laubacher

NOES: None

ABSENT: None

James W. Laubacher
Chairman, Board of Supervisors

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

By *Layne Willard*
Deputy Clerk

