

ORDINANCE 4130

**AN ORDINANCE OF THE
COUNTY OF VENTURA,
AMENDING THE VENTURA COUNTY BUILDING CODE
AND ADOPTING BY REFERENCE
THE CALIFORNIA BUILDING CODE, 1995 EDITION,
CALIFORNIA HOUSING CODE, 1995 EDITION,
CALIFORNIA CODE FOR THE ABATEMENT OF
DANGEROUS BUILDINGS, 1994 EDITION,
CALIFORNIA ELECTRIC CODE, 1995 EDITION,
CALIFORNIA PLUMBING CODE, 1995 EDITION,
CALIFORNIA MECHANICAL CODE, 1995 EDITION,
AND APPENDIX CHAPTER 1 OF THE UNIFORM CODE
FOR BUILDING CONSERVATION, 1994 EDITION,
TOGETHER WITH AMENDMENTS THERETO.**

ADOPTED MAY 13, 1997.

ORDINANCE NO. 4130

AN ORDINANCE OF THE COUNTY OF VENTURA AMENDING THE VENTURA COUNTY BUILDING CODE AND ADOPTING BY REFERENCE THE CURRENT EDITIONS OF CERTAIN MODEL CODES AS FOLLOWS: CALIFORNIA BUILDING CODE, 1995 EDITION; CALIFORNIA HOUSING CODE, 1995 EDITION; CALIFORNIA CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1994 EDITION; CALIFORNIA ELECTRIC CODE, 1995 EDITION; CALIFORNIA PLUMBING CODE, 1995 EDITION; THE CALIFORNIA MECHANICAL CODE, 1995 EDITION; AND APPENDIX CHAPTER 1 OF THE UNIFORM CODE FOR BUILDING CONSERVATION, 1994 EDITION, TOGETHER WITH AMENDMENTS THERETO.

The Board of Supervisors of the County of Ventura ordains as follows:

The Ventura County Building Code (VCBC) is hereby amended to read as follows:

**ARTICLE 1 - ADOPTION OF THE CALIFORNIA BUILDING STANDARDS CODES
AND OTHER MODEL CODES BY REFERENCE**

CHAPTER 1 - ADOPTION INTO THE VENTURA COUNTY BUILDING CODE

Section 101 VENTURA COUNTY BUILDING CODE DEFINED.

101.1 ELEMENTS. The Ventura County Building Code contained herein is comprised of the following elements:

- a) The specified portions of the California Building Standards Codes known as Title 24, Parts 2, 3, 4, 5, 6, 8 and 10; and
- b) The model codes referenced by the California Building Standards Code and the model codes herein adopted by reference being:
 - 1) The Uniform Building Code, 1994 Edition.
 - 2) The National Electrical Code, 1993 Edition.
 - 3) The Uniform Mechanical Code, 1994 Edition.
 - 4) The Uniform Plumbing Code, 1994 Edition.
 - 5) The Uniform Code for Building Conservation, 1994 Edition.
 - 6) The Uniform Housing Code, 1994 Edition.
 - 7) The Uniform Code for the Abatement of Dangerous Buildings, 1994 Edition; and
- c) The Ventura County Amendments contained in this ordinance to the above referenced codes.

Taken together, the codes and amendments described above constitute the Ventura County Building Code.

101.2 AMENDMENTS. Ventura County amendments to the California Building Standards Code and the other adopted model codes are found in Articles 3 through 9 of this code.

CHAPTER 2 - ADOPTION OF THE CALIFORNIA BUILDING CODE (CBC)

Section 101. **ADOPTION.** That building code known as the "California Building Code," 1995 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 2 - a portion of the "California Building Standards Code", which incorporates by reference the 1994 edition of the Uniform Building Code with adopted California amendments, together with Appendices Chapter 3, Division II; Chapter 4, Division II; Chapter 12, Division IIA; Chapter 15; Chapter 16, Division IV; Chapter 18; Chapter 29; Chapter 30; Chapter 31, Division II; Chapter 31, Division III; and Chapter 33 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 101.2 of the Uniform Building Code, is hereby adopted and enacted as the primary building 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.

Section 102 **AMENDMENTS.** Refer to Sec. Article 2, Chapter 1, Section 101.23 in this Ordinance for an explanation of the section numbering and cross-referencing system used for the amendments which follow. Ventura County amendments to the California Building Code are found in Article 3 of this Code.

CHAPTER 3 - ADOPTION OF THE CALIFORNIA ELECTRICAL CODE (CEC)

Section 101. **ADOPTION** - That Electrical Code known as the "California Electrical Code," 1995 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 3 - a portion of the "California Building Standards Code", which incorporates by reference the 1993 edition of the National Electrical Code with necessary California amendments, promulgated and published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269; the purpose of which, among other things is to provide minimum standards for the design, 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 is 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 in Article 4:

Section 102. **AMENDMENTS**. Refer to Article 2, Chapter 1, Section 101.23 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to the California Electrical Code are found in Article 4 of this code.

CHAPTER 4 - ADOPTION OF THE
CALIFORNIA MECHANICAL CODE (CMC)

Section 101. ADOPTION. That mechanical code known as the California Mechanical Code," 1995 Edition and also known as the California Code of Regulations (C.C.R.), Title 24, Part 4 - a portion of the "California Building Standards Code", which incorporates by reference the 1994 edition of the Uniform Mechanical Code with necessary California amendments, and Appendices A, B, C, and D promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601, and as amended herein, 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 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.

Section 102. AMENDMENTS. Refer to Article 2, Chapter 1, Sec. 101.23 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments which follow. Ventura County amendments to the California Mechanical Code are found in Article 5 of this code.

CHAPTER 5 - ADOPTION OF THE CALIFORNIA PLUMBING CODE (CPC)

Sec. 101 ADOPTION. That plumbing code known as the "California Plumbing Code," 1995 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 5 - a portion of the "California Building Standards Code", which incorporates by reference the 1994 edition of the Uniform Plumbing Code with necessary California amendments, together with Uniform Plumbing Code Appendices A, B, D, F, G, H, I and J, 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.

Section 102 AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to the California Plumbing Code are found in Article 6 of this code.

CHAPTER 6 - ADOPTION OF THE UNIFORM HOUSING CODE (UHC)

Section 101. ADOPTION - That Housing Code known as the "Uniform Housing Code," 1994 Edition which was promulgated and published by the International Conference of Building Officials, 5360 South Workingman Mill Road, Whittier, California 90601, the purposes 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 is made a part of this Code by reference with the same force and effect as if fully set forth herewith with specific modifications as indicated below.

Section 102. AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to the Uniform Housing Code are found in Article 7 of this code.

CHAPTER 7 - ADOPTION OF THE UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS BUILDINGS (DBC)

Section 101 ADOPTION. That code known as the "Uniform Code for the Abatement of Dangerous Buildings," 1994 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose of which, among other things, is to protect the public health and safety as set out in Section 102 of this Code, is hereby adopted and enacted as the Code for Abatement of Dangerous Buildings in the County and is 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. This Code will be referred to herein as the Dangerous Buildings Code.

Sec. 102 AMENDMENTS. Refer to Article 2, Chapter 1, Sec. 101.23 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to the Dangerous Buildings Code are found in Article 8 of this code.

**CHAPTER 8 - ADOPTION OF APPENDIX CHAPTER 1 OF THE UNIFORM CODE FOR
BUILDING CONSERVATION (UCBC)**

Sec. 101 ADOPTION: Appendix Chapter 1 of that code known as the Uniform Code for Building Conservation, 1994 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601, and as amended herein, the purpose and subject matter of which, among other things, is to promote public safety and welfare by reducing the risk of death or injury from the effects of earthquakes on existing unreinforced masonry bearing wall buildings as stated in Section A101 of said code, is hereby adopted as the primary unreinforced masonry building conservation 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. 102 AMENDMENTS: Refer to Article 2, Chapter 1, Section 101.23 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to Appendix Chapter 1 of the Uniform Code for Building Conservation are found in Article 9 of this code.

ARTICLE 2 - AMENDMENTS OF GENERAL APPLICATION TO ALL OF
THE ADOPTED STATE AND MODEL CODES

CHAPTER 1 - ADMINISTRATION

Section 101 TITLE, PURPOSE AND SCOPE

101.1 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."

This ordinance shall adopt certain State and model codes by reference, together with amendments thereto, as published herein. These referenced codes and amendments shall have the same force and effect as if fully set forth herein.

101.2 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.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this code.

101.18 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.

101.19 APPLICABILITY. This code shall apply within all of the unincorporated territory of Ventura County.

101.20 INTENT. It is the intent of this Article to provide administrative control over all of the applicable sections of the adopted State and model codes even if these sections are not specifically identified in each of the adopted codes.

101.21 CONFLICTS. Wherever conflicts occur between the provisions of this Code and the separate codes adopted by reference hereby, or between different sections within such individual code or codes, the provisions which are more strict or which set the highest standard of health and safety shall govern.

Where conflicts occur between provisions of this code and other duly enacted County codes and ordinances, those provisions becoming law last in time shall govern.

Wherever in this code reference is made to the Appendix, the Appendix shall not apply unless specifically adopted.

101.22 SEVERABILITY. If any article, chapter, 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, chapter, section, sub-

section, sentence, clause or phrase thereof, irrespective of the fact that any one or more articles, chapters, sections, sub-sections, sentences, clauses, and phrases be declared unconstitutional or invalid.

101.23 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, "Article 3, Chapter 18 Section 1804" in this ordinance is an amendment to, and supersedes Chapter 18, Section 1804 as published in the California Building Code.

Generally, each numbered sub-section of the adopted codes, for example, UBC subsection 1804.2, 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 Section 1804.7.

Sec. 103 VIOLATIONS.

103.1 GENERAL. 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, building service equipment, machine or equipment or cause or permit the same to be done in violation of this Code or to violate any provision of this Code.

103.2 INFRACTIONS. It shall be an infraction of law for any person to remove, deface, or alter a posted notice of the Building Official or duly appointed representative when such notice constitutes a stop work order or a warning of substandard or hazardous conditions or prohibits or restricts the occupancy or use of a building, structure, or building service equipment regulated by this code.

103.3 MISDEMEANORS. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, misdemeanor/infraction, or infraction, 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. Each and every violation of any provision of this Code is a misdemeanor unless designated by this Code to be an infraction or a misdemeanor/infraction.

103.4 DESIGNATIONS. Every violation of this Code designated a misdemeanor/infraction shall be a misdemeanor; provided that, where the District Attorney has determined that such action would be in the best interests of justice, the District Attorney may specify in the accusatory pleading that the violation shall be an infraction and the violation shall then be prosecuted as an infraction.

103.5 PUNISHMENTS. Any person convicted of a misdemeanor, the penalty for which is not otherwise prescribed, shall be punishable by a fine of not more than one thousand dollars (\$1,000) or by imprisonment for not more than six (6) months or both such fine and imprisonment. Any person convicted of an infraction, the penalty for which is not otherwise prescribed, shall be punished by (a) a fine not exceeding one hundred dollars (\$100) for the first violation; (b) a fine not exceeding two hundred dollars (\$200) for a second violation of the same ordinance provision within one year; and (c) a fine not exceeding five hundred dollars (\$500) for each additional violation of the same ordinance provision within one year.

Sec. 104 - ORGANIZATION AND ENFORCEMENT

104.1 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 administrative and operational control of the Building Official designated by the appointing authority.

104.2 POWERS AND DUTIES OF THE BUILDING OFFICIAL

104.2.1 ENFORCEMENT OF CODES. 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. For such purposes, the Building Official shall have the powers of a law enforcement officer.

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, interpretations, or rules or regulations not expressly adopted by reference in this Code in determining such compliance.

104.2.2 DEPUTIES. In accordance with the prescribed procedures and with the approval of the appointing authority of the County, the Building Official may, from time to time, appoint such number of officers, inspectors, assistants and other employees as shall be necessary to carry out the functions of the Division of Building and Safety and act as duly authorized representatives of the Building Official.

104.2.3 RIGHT OF ENTRY. Whenever it is 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 upon any premises any condition or code violation which makes such building or premises unsafe, dangerous, hazardous, or insanitary, the Building Official or his authorized representative may enter such building, 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 or premises be occupied, he shall first present proper credentials and request entry; and if such building 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.

104.2.4 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 Director of the Ventura County Flood Control District (P.W.A.), or other qualified County officer for a determination as to such danger. If the Director 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 Director 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.

104.2.5 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 102 in the Uniform Building Code shall apply.

104.2.6 LIABILITY. The Building Official or his authorized representatives charged with the enforcement of this Code, acting in good faith and without malice in the discharge of his duties, shall not thereby render himself personally liable for any damage that may accrue to persons or property as a result of any act or omission in the discharge of his duties. Any suit brought against the Building Official or employee because of such act or omission performed by him in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by the legal department of the County until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the County.

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 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.

This Code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or the County be held as assuming any such liability by reason of the inspections authorized by this Code or any permits or certificates of inspection issued under this code.

104.2.11 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.

104.2.12 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 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/infracton, or infracton, 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 Ventura County.

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 proceeding based upon the issuance of a written notice to appear pursuant to this section.

104.2.13 NOTICE OF INTENT TO RECORD NOTICE OF NONCOMPLIANCE AND RECORDATION OF NOTICE OF NONCOMPLIANCE. Whenever the Building Official determines that work has been done without the required permit, or has not been completed in accordance with the requirements of this Code, the Building Official shall post the property and mail to the owner(s) of that property a Notice of Intent to Record a Notice of Noncompliance. The Notice of Intent shall described the property, shall set forth the noncomplying conditions, and shall inform the owner(s) that the Building Official shall record a Notice of Noncompliance unless, by a date specified in the Notice of Intent, (1) it is demonstrated to the satisfaction of the Building Official that the noncomplying conditions have been corrected or (2) a timely appeal has been filed with the Board of Appeal.

A. If by the date specified in the Notice of Intent, (1) it has not been demonstrated to the satisfaction of the Building Official that the noncomplying conditions have been corrected and (2) a timely appeal has not been filed with the Board of Appeal, the Building Official shall record a Notice of Noncompliance.

B. If a timely appeal is filed with the Board of Appeal and the Board finds that the noncomplying conditions have not been corrected and need to be corrected, the Building Official shall record a Notice of Noncompliance.

Under either A or B above, the Notice of Noncompliance shall be recorded with the office of the County Recorder and the owner(s) of the property shall be notified of such action. The Notice of Noncompliance shall described the property, shall set forth the noncomplying conditions, and shall state that the property owner(s) have been notified.

If after a Notice of Noncompliance has been recorded, it is demonstrated to the satisfaction of the Building Official that the noncomplying conditions have been corrected or removed, the Building Official shall record with the office of the County Recorder a Release of Notice of

Noncompliance. The Release shall describe the property, crossed-referenced to the Notice of Noncompliance, and state that the noncomplying conditions have been corrected or removed. A fee as set forth in the Ventura County Building Code Fee Schedule may be charged the property owner(s) for issuing and recording the Release of Notice of Noncompliance.

104.2.14 **AUTHORITY TO CONDEMN BUILDING SERVICE EQUIPMENT.** Whenever the building official ascertains that any building service equipment regulated in the referenced technical codes has become hazardous to life, health or property, or becomes insanitary, he shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written order itself shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When any building service equipment is maintained in violation of this code and in a violation of any notice issued pursuant to the provisions of this section, the building official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

104.2.15 **AUTHORITY TO DISCONNECT UTILITIES.** The building official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to a building, structure or building service therein regulated by this code, or the referenced technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property.

The building official shall, whenever possible, notify the serving utility, the owner and the occupants of the building or structure of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupants of the building or structure, in writing, of such disconnection immediately thereafter.

104.2.16 **RECONNECTION AFTER ORDER OF DISCONNECTION.** No person shall make connections from any energy, power or fuel supply, nor supply energy or fuel to any building service equipment which has been disconnected or ordered to be disconnected by the building official or the use of which has been ordered discontinued by the building official until the building official authorizes the reconnection and use of such equipment.

Sec. 105 - APPEALS

105.1 **GENERAL.** To determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations 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. All decisions and findings shall be rendered in writing to the appellant with duplicate copy to the Building Official. 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. All decisions of a Board of Appeals shall be final. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this Code, nor shall the Board be empowered to waive the requirements of this Code.

105.3 BOARDS OF APPEAL

105.3.1 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.

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

105.3.3 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.

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

105.3.5 BOARD OF APPEALS OF ACCESSIBILITY MATTERS. The jurisdiction of the Board of Appeals of Accessibility matters shall be the appealable matters contained in California State Title 24 (CCR), the Federal Americans with Disabilities Act and Federal Housing Authority regulations for disabled access.

105.4 APPEALS HEARING FEE. Required fees as set forth in the Ventura County Building Code Fee Schedule shall accompany each application for a hearing before any of the appeals boards authorized by this Code.

Sec. 106 PERMITS

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

106.1.1 PERMITS FOR AGRICULTURAL BUILDINGS, GREENHOUSES AND SHADE STRUCTURES. The provisions of this Code with respect to plan review and inspection shall not apply to agricultural buildings, greenhouses and shade structures as specified herein, provided that all of the following conditions are met:

1. A Zoning Clearance for the building is approved by the Planning Division;
2. The building is used exclusively as an agricultural building as defined in the UBC;
3. The floor area of the building does not exceed 1500 square feet single story, conventional wood frame (Type V-N) construction;
4. The building is determined to be exempt from requirements for preparation of plans by a professional engineer or architect as set forth in the State Business and Professions Code; and
5. The building is not designed or equipped for human occupancy, nor constructed as a private garage.
6. Approval from the Environmental Health Division is obtained for properties with septic systems.
7. A code complying exit is provided from the structure.

Except for the required permit issuance fee, no plan review or building permit fee shall be applicable to agricultural buildings, greenhouses, and shade structures qualifying for exemption under the provisions of this subsection. Plumbing, mechanical and electrical permits shall be required when applicable. Nothing herein shall be construed as providing exemption from the requirements of any agency other than the Division of Building and Safety.

106.1.1.1 PERMITS FOR AGRICULTURAL PRODUCE STANDS. The provisions of this Code with respect to plan review and inspection shall not apply to agricultural produce stands, as specified herein, provided that all of the following conditions are met:

1. A Zoning Clearance for the produce stand is approved by the Planning Division.
2. Approval for the sale of agricultural products is obtained from the Environmental Health Division.
3. Approval from the Environmental Health Division is obtained for properties with septic systems.
4. The produce stand is used exclusively for the sale of agricultural produce only.
5. The floor area of the building does not exceed 400 square feet and is a single story, conventional wood frame structure of type V-N construction.
6. An area equivalent to at least 65% of the area of the longest side is left open and unobstructed during business hours.

7. A code complying exit is provided from the structure.

Except for the required permit issuance fee, no plan review or building permit fee shall be applicable to produce stands qualifying for exemption under the provisions of this subsection. Plumbing, mechanical and electrical permits shall be required when applicable. Nothing herein shall be construed as providing exemption from the requirements of any agency other than the Division of Building and Safety.

106.1.2 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.

106.1.3 EMERGENCY BUILDING PERMITS. The Building Official is hereby authorized to establish procedures for issuing permits to correct emergency situations. The Building Official may verbally authorize work to proceed for such purposes, with the condition that a standard application will be filed once the emergency has been overcome. The holders of such emergency permits shall proceed at their own risk without assurance that the work so accomplished shall be approved as constructed.

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.

Sec. 106.2 EXEMPTED WORK. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses provided the floor area does not exceed 120 square feet.
2. Fences not over 6 feet high measured from highest point of grade, unless supporting a surcharge or structural element.
3. Oil derricks.
4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
5. Retaining wall which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the tank capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
7. Platforms, walks and wood decks not more than 30 inches above grade at any point and not over any basement or story below, nor supporting any structure above.
8. Painting, papering, and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported completely by an exterior wall of Group R, Division 3 or Group U, Division 1 Occupancies when projecting not more than 54 inches nor encroaching into required yards.
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18,927L).

12. [For SFM] State-owned buildings under the jurisdiction of the state fire marshal.
13. Freestanding signs not more than 10 feet in height and not more than 72 square feet in area and wall signs not more than 200 square feet in area.
14. Single pole television and radio antennas and dish antennas not more than 3 feet in diameter with an approved zone clearance.
15. Electroliner standards, flag poles and antennas not over 35 feet in height when in compliance with the County Zoning Ordinance.

Unless otherwise exempted, separate plumbing, mechanical and electrical permits will be required for the above exempted items. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

Sec. 106.3 - APPLICATION

106.3.1 APPLICATION FOR PERMIT. To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every such application shall:

1. Give such information as may be required by the Building Official, County Agencies, or State Law.
2. Be accompanied by such plans, diagrams, computations, schedules, specifications and other data as may be necessary to determine compliance with this Code and other applicable codes, laws, ordinances, rules and regulations.

106.3.2 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, engineering calculations, and other data shall be submitted. The Building Official may require plans, calculations and specifications to be prepared and designed by an engineer or architect licensed by the State to practice as such. Submittals shall include inspection requirements as defined and required in UBC Section 1702.

EXCEPTION: The Building Official may waive the submission of plans, calculations, construction inspection requirements, 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.

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

A Survey of a lot may be required by the Building Official to assure that a structure is located in accordance with requirements, and/or is situated with respect to Mean Sea Level such that it complies with regulations governing construction in flood-prone areas.

106.4.1 PERMIT ISSUANCE AND DENIAL. The application, plans, specifications and other data filed by an applicant for a 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 a 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. Precipitous 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 sever 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 regulated by this Code 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 found 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.

106.4.1.1 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, Business and Professions Code, and other applicable statutes to perform work regulated by this Code.

1. Owner-Builder permits may be issued to a property owner building or improving his/her principal place of residence or appurtenances thereto, provided that all of the following conditions exist:

(a) The residence is not intended or offered for sale.

(b) The homeowner has actually resided in the residence for the 12 month period prior to the completion of the work for which the permits is issued.

2. Owner-Builder permits may be issued to a property owner building or improving structures thereon who contract for such projects with licensed contractors pursuant to Division 3, Chapter 9, of the California Business and Professions Code.

3. Tenant Improvement permits may be issued to tenants when authorized by the building owner for work within the tenant space.

106.4.4 EXPIRATION OF PERMIT. 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 6 months 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 6 months, or if the work authorized by such permit does not receive final inspection approval within 3 years from the issuance date of the permit. Before such work may be recommenced, a new or renewed permit shall first be obtained to do so. The fee therefor shall be based upon the valuation and extent of work remaining to complete the project, but

such fee shall not exceed one-half the current permit fee 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. In order to renew action on a permit after expiration has exceeded one year, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may perform work under that permit when he is unable to perform 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 6 months 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.

For the purpose of this Section "suspended or abandoned" shall be measured as elapsed time between approved REQUIRED INSPECTIONS as delineated in UBC Section 108.5 through 108.7.

106.4.5 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.

106.4.6 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.

106.4.7 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, or facility maintenance of electrical, plumbing, or mechanical systems regulated by this Code. The annual maintenance permit shall cover maintenance work which is performed on the specific 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 required fees.

EXCEPTION: Annual Maintenance Permits shall only be applicable to commercial and industrial facilities.

Sec. 107 - FEES

107.1 GENERAL. Fees for permits and services rendered pursuant to this Code shall be assessed as set forth in this Code, and in accordance with the Ventura County Building Code Fee Schedule as established by the Board of Supervisors.

107.2 BUILDING PERMIT FEES. The fee for each building permit shall be as set forth in Table UBC 1-A and in accordance with the Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

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 equipment.

107.2.1 ELECTRICAL PERMIT FEES. The fee for each electrical permit shall be in accordance with the Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

107.2.2 MECHANICAL PERMIT FEES. The fee for each mechanical permit shall be in accordance with the Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

107.2.3 PLUMBING PERMIT FEES. The fee for each plumbing permit shall be in accordance with the Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

107.2.4 OTHER FEES. Other fees charged for services by the Division of Building and Safety shall be in accordance with the Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

107.3 PLAN REVIEW FEES. When a plan or other data are required to be submitted by Sec. 106.3.2, a plan review fee shall be paid at the time of submitting plans and data for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table No. 1-A and the Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

The plan review fees specified in this subsection are separate fees from the permit fees.

The amount of the plan review fee for the initial 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 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 original approval or upon revision of the applicable codes under which it was initially reviewed, or at the discretion of the Building Official."

When plans are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged but such fee shall not exceed one-half the initial plan review fee. Corrected plans which are resubmitted to the Division of Building and Safety for approval subsequent to initial plan review shall not be subject to an additional plan review fee. The fee for additional plan review may be waived by the Building Official when the time consumed in the performance of such service totals less than one-half hour. When plans are resubmitted for checking after expiration of plan review and no changes have been made or will be made in the original plans and specifications for the work, and no code changes have occurred, the plan review may be extended for six months and the plan review fee may be one-half the current plan review fee provided the re-submittal has not exceeded one year from the expiration date.

107.5 INVESTIGATION FEES: WORK WITHOUT PERMIT.

107.5.1 INVESTIGATION. Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

107.5.2 FEE. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then, or is subsequently, issued. The investigation fee shall be equal to the amount of the permit fee required by this Code, and shall in no case be less than the minimum fees required by the Ventura County Building Code Fee Schedule.

The payment of such investigation fee shall not exempt any person from compliance with all applicable provisions of this code or any of the codes adopted by reference hereby, nor from any penalty prescribed by law.

107.6 FEE REFUNDS. The Building Official may authorize the refunding of fees upon written application by the original permittee, within the limitations set forth herein:

(a) Permit issuance fees shall be nonrefundable except as provided in subsection (c) below.

(b) Any fee totaling thirty-five dollars (\$35) or less, exclusive of any issuance fee, if any, shall be nonrefundable except as specified in subsection (c) below.

(c) 100% of any fee erroneously paid or collected shall be refundable, except for that portion paid for State Seismic Fee (SMIP).

(d) 90% of any plan review fee, less cancellation fee, shall be refundable when the permit application is withdrawn or canceled prior to commencement of plan review.

(e) 90% of any permit fee, less cancellation fee and State of California Seismic Fee (SMIP), shall be refundable when none of the work covered by such permit has commenced.

(f) 90% of any Board of Appeals hearing fee, less cancellation fee, shall be refundable when such hearing is canceled prior to the issuance of a Notice of Hearing pertaining to the case.

Failure of the permittee to make written application for a refund within 6 months of cancellation or expiration of a plan review, permit, hearing, or request for service for which a fee has been paid, shall constitute a waiver of entitlement to a refund. No partial refund shall be authorized nor credit be applied against other fees which may be payable to the Division of Building and Safety when a construction project is canceled or abandoned subsequent to partial completion of the building or work authorized by a permitted.

107.7 CANCELLATION FEE. Refunds of fees for permits and services associated with construction projects which are canceled or withdrawn prior to commencement of plan review, inspection, or performance of other service by the Division of Building and Safety shall be subject to a cancellation fee as set forth in the Fee Schedule.

Sec. 108 - INSPECTIONS

108.1. GENERAL. All construction or work for which a permit is required shall be subject to inspection by the Building Official to ensure 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 by telephone, orally, or in writing when said work is ready for inspection. Such notification shall be given at least one working day before such inspection is desired.

No portion of any building, structure, wiring, plumbing, ductwork 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 to require the removal of, any

obstruction which prevents the required inspection of any portion of a building, structure, wiring, plumbing, ductwork, electrical, or mechanical equipment, as necessary to verify compliance with the approved drawing or codes.

108.4 APPROVALS REQUIRED. Work shall not 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 108.5 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 judgment 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.

SECTION 109 - CERTIFICATE OF OCCUPANCY

109.3 CERTIFICATE ISSUED. After the building official inspects the building or structure and finds no violations of the provisions of this code, including "type of Occupancy" and Use of the building, or other laws or regulations enforced by the code enforcement agency, the building official shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and mailing address of the owner.
4. The name and mailing address of the tenant.
5. A description of that portion of the building, including floor area (in square feet) for which the certificate is issued.
6. A statement that the described portion of the building has been inspected for compliance with this code for the group and division of occupancy and the use for which the designated occupancy is classified.
7. The name of the building official.
8. The date that the Certificate of Occupancy was issued.

The Certificate of Occupancy shall run concurrently with the tenancy of the building. Subsequent tenants shall be required to obtain Certificate of Occupancy in their name.

109.4 TEMPORARY OR PARTIAL CERTIFICATE. Upon application by the owner, and for reasonable cause, if the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the entire building is completed, a Temporary or Partial Certificate of Occupancy may be issued for a portion or portions of the building. Such Temporary or Partial Certificate must also include all required access and existing systems, toilet facilities and fire protection equipment and systems.

Upon completion of the entire structure all Temporary or Partial Certificates shall be surrendered to the building official in exchange for a final Certificate of Occupancy, as specified in UBC Section 109.3.

TABLE UBC 1-A BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.00
\$501.00 to \$2,000.00	\$23.00 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.
\$2,001.00 to \$25,000.00	\$68.00 for the first \$2,000.00 plus \$13.25 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$372.75 for the first \$25,000.00 plus \$9.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$610.25 for the first \$50,000.00 plus \$6.75 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$947.75 for the first \$100,000.00 plus \$5.25 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,047.75 for the first \$500,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,297.75 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.
Other Inspections and Fees:	
Refer to current Ventura County Building Code Fee Schedule.	

ARTICLE 3 - AMENDMENTS TO THE CALIFORNIA BUILDING CODE (CBC)

CHAPTER 2 - DEFINITIONS

Sec. 200 - GENERAL AMENDMENTS

See Article 2, Chapter 1 for amendments of general application to this code. Where there is a conflict between the general amendments and specific ones found herein, the more specific shall apply.

Sec. 201 - DEFINITIONS

201.1 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.

Section 202-A

"Apartment house" shall mean any building or portion thereof which contains three or more dwelling units and, for the purpose of this Code, includes residential condominiums and townhouses.

Section 203-B

"Building Official" or "building official" shall mean the person appointed by the Director of the Resource Management Agency charged with the administration of the Division of Building and Safety, or a duly authorized representative.

Exceptions: 1. For the purpose of administering APPENDIX Chapter 33 - of the Uniform Building Code as amended, Excavation and Grading, the term "Building Official" shall mean the Director of Public Works Agency, or a duly authorized representative. The Director of Public Works Agency or his duly authorized representative shall assume the power of citation for enforcement of APPENDIX Chapter 33 - as said Power of Citation is described in ARTICLE II - Chapter 1, Section 104.2 POWERS AND DUTIES OF THE BUILDING OFFICIAL, subsection 104.2.12 - POWER OF CITATION, in this ordinance.

2. For the purpose of administering those requirements of Chapter 7 and APPENDIX I of the Uniform Plumbing Code pertaining to the approval, permitting and inspection of private sewage disposal systems, the term "Building Official" shall mean the Environmental Health Officer or the Director of Building and Safety, or a duly authorized representative. The Environmental Health Officer or his duly authorized representative shall assume the power of citation for the enforcement of Chapter 11 and APPENDIX I of the UPC as said Powers of Citation are described in ARTICLE 2 - Chapter 1, Section 104.2 POWERS AND DUTIES OF THE BUILDING OFFICIAL, Subsection 104.2.12 - POWER OF CITATION, in this ordinance.

3. 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 Environmental Health Officer, or a duly authorized representative.

"Building service equipment" shall mean the plumbing, mechanical, electrical, and elevator equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential for the habitable occupancy of a building or structure for its designated use and occupancy.

Section 204-C

"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 any 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.

Section 205-D

"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 1401.3 in the Uniform Housing Code and Section 701.3 in the Dangerous Buildings Code.

Section 206-E

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

Section 207-F

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

207-F FLOOD HAZARD AREA is an area subject to either flooding or erosion from surface water runoff, or from wave action of the Pacific Ocean, as determined by the Flood Control Section of the Public Works Agency.

Section 208-G

GRADE (Adjacent Ground Elevation for Structures within FLOOD HAZARD AREAS) is the point of elevation 12 inches above the highest elevation of the paved portion of the roadway adjacent to the subject lot, or the minimum height above mean sea level, whichever is the highest, as determined by the Flood Control Section of the Public Works Agency. (The Flood Control minimum elevation relates to the lowest habitable floor elevation; therefore, "GRADE" shall be established as the lowest habitable floor minus 6 inches in determining Reference Datum for measuring the maximum height of a structure.)

209-H HABITABLE SPACE (room) is space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls storage or utility space, and similar areas, are not considered habitable space.

EXCEPTION: For structures located within Flood Hazard Areas, bathrooms, toilet compartments, closets and laundry areas shall be considered as Habitable Space.

Section 217-P

"Person," "firm," or "corporation" shall mean any and all entities of whatsoever nature or kind, including but not limited to individuals, owners, tenants, lessees, unions or organizations, cooperatives and trusts, corporations, partnerships whether general or limited, and unincorporated associations 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.

Section 220-S

STORY, FIRST, is the lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided that such floor level is not more than 4 feet below grade, as defined herein, for more than 50 percent of the total perimeter, or not more than 8 feet below grade, as defined herein, at any point.

EXCEPTION: For structures located within Flood Hazard Areas, see Section UBC 407 for definition of "GRADE (adjacent Ground Elevations for Structures within FLOOD HAZARD AREAS).

CHAPTER 6 - TYPES OF CONSTRUCTION**SECTION 607 - HIGH FIRE HAZARD AREAS**

Sec. UBC 607.1 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 an authorized representative of said District determines that a potential fire hazard exists due to the presence of such flammable growth.

Sec. UBC 607.2 CONSTRUCTION REQUIREMENTS 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 growth 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, including mobilehomes, 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 fire extinguishing systems or similar water spraying devices may be substituted for the fire protection set forth herein.

607.2.1 ROOFS. Roof coverings shall be fire retardant Class A. as specified in Section 1504 in the UBC.

607.2.2 EXTERIOR WALLS. Fire-resistive protection of exterior walls and openings, as determined by location on property, shall be as required by Section 503 in the UBC.

EXCEPTION: No exterior wall covering of a building shall provide less fire resistance than that afforded by: 7/8-inch exterior cement plaster; 1-inch nominal thickness solid wood siding; 1/2-inch textured plywood siding having a groove depth of 1/8-inch or less; 7/16-inch hardwood siding; 5/8-inch particleboard, exterior type 2-M; or 5/8-inch exterior plywood, T1-11, having a groove depth of 1/4-inch or less. Fire-retardant treated or untreated wood shingle or shake siding shall not be permitted.

607.2.3 UNDERFLOOR AREAS. Where underfloor areas are not enclosed by fire-resistive construction conforming to the requirements of subsection 607.2.2 above, the underside of the floor system shall be fire-protected as set forth in subsection 607.2.4.

607.2.4 PROJECTIONS AND OTHER BUILDING ELEMENTS EXPOSED TO FIRE. Architectural projections such as roof overhangs and soffits, balconies and decks, and other elements of building 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 605 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 or for similar purposes.

2. Patios, carports, arbors and open latticework sunshades may be constructed of any materials allowed by this Code.

3. Balconies and decks 30 inches or more above grade may have flooring of 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.

Balconies and decks less than 30 inches 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 607.2.2 of this Section.

4. 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.

607.2.5 VENTILATION OPENINGS. Attic or foundation ventilation opening or louvers shall not be located at or within 18", measure vertically, of eaves or rakes, soffits, balconies, decks, or similar exterior overhangs which may be directly exposed to a fire in adjacent hazardous grass or brush areas.

607.3 WAIVER OF REQUIREMENTS. The Building Official may waive the requirements of UBC 607.2.1 through 607.2.5 above, in whole or in part, for specific construction projects within the High Fire Hazard Area when such waiver is approved by an authorized representative of the Ventura County Fire Protection District, based upon site conditions which justify a reduction in fire resistance.

CHAPTER 16 - DIVISION I - STRUCTURAL FORCES

Sec. 1611 ANCHORAGE OF CONCRETE OR MASONRY WALLS.

1611.1 GENERAL. Concrete or masonry walls shall be anchored to all floors, roofs and other structural elements which provide required lateral support for the wall. Such anchorage shall provide a positive direct connection capable of resisting the horizontal forces specified in this chapter or a minimum force of 200 pounds per lineal foot (2.92kN/m) of wall, whichever is greater. Walls shall be designed to resist bending between anchors where the anchor spacing exceeds 4 feet (1220 mm). Required anchors in masonry walls of hollow units or cavity walls shall be embedded in a reinforced grouted structural element of the wall. See Sections 1630, 1631.2.8 and 1631.2.9.

1611.2 DRILLED-IN EXPANSION BOLT ANCHORS OR EPOXY-TYPE ANCHORS. Drilled-in expansion bolts, cinch bolts, or epoxy-type anchors may be used when approved by the building official. When used, these bolts shall be sized and installed in accordance with an approval from a recognized approval agency or the manufacturer's design criteria and installation specifications. Drilled-in expansion bolts and cinch bolts shall be tested by an independent testing laboratory to a minimum of 1,000 pounds or to twice the allowable design value for the same size bolt, whichever is greater.

Frequency of testing shall be:

One to five bolts per site - two bolts, selected at random shall be tested and certified.

More than five bolts - 25 percent of such bolt with a minimum of two shall be selected at random to be tested and certified.

Failing bolts shall be reinstalled and retested to the same criteria.

Additional bolts may be required to be tested by the Building Official.

1806.6.1 HOLD-DOWN CONNECTORS.

1. All bolt-holes shall be 1/16" (max) over-sized at the connection of hold-downs to posts.
2. Hold-down connection bolts/nuts shall be torqued ½ turn beyond finger tight or as required by manufacturer.
3. Approved plate washers, in-lieu of cut washers, shall be provided for all plywood shearwall sill plate anchor bolts. See Table "A" below.
4. Approved plate washers, in-lieu of cut washers, shall be provided for hold-down connector bolts at shearwall wood flanges. See Table "A" below.

TABLE - A

MINIMUM SIZE FOR SQUARE PLATE WASHERS

BOLT SIZE	PLATE SIZE
1/2"	3/16" x 2" x 2"
5/8"	1/4" x 2 1/2" x 2 1/2"
3/4"	5/16" x 2 3/4" x 2 3/4"
7/8"	5/16" x 3" x 3"
1"	3/8" x 3 1/2" x 3 1/2"

1806.6.2 DRILLED-IN EXPANSION BOLT ANCHORS OR EPOXY-TYPE ANCHORS.

Where additional foundation plate anchor bolts are required after foundations are completed, drilled-in expansion bolts, cinch bolts, or epoxy-type anchors may be used when approved by the building official. When used, these bolts shall be sized and installed in accordance with an approval from a recognized approval agency or the manufacturer's design criteria and installation specifications. Drilled-in expansion bolts and cinch bolts shall be tested by an independent testing laboratory to a minimum of 1,000 pounds or to twice the allowable design value for the same size bolt, whichever is greater.

Frequency of testing shall be:

One to five bolts per site - two bolts, selected at random shall be tested and certified.

More than five bolts - 25 percent of such bolt with a minimum of two shall be selected at random to be tested and certified.

Failing bolts shall be reinstalled and retested to the same criteria.

Additional bolts may be required to be tested by the Building Official.

1806.10 GRADE BEAM, GARAGE OPENING. A grade beam not less than 12" x 12" in cross section, or 12" x depth required by Table UBC 18-1-D (Rev.), whichever is deeper, reinforced as specified for continuous foundations in Table UBC 18-1-D, shall be provided at garage door openings.

1806.11 FIREPLACE FOOTINGS. 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. Depth of fireplace chimney footings shall be no less than that required by Table UBC 18-1-D (Rev.).

TABLE 18-1-D (REV.)
MINIMUM FOUNDATION REQUIREMENTS*

WEIGHTED EXPANSION INDEX	FOUNDATION FOR SLAB & RAISED FLOOR SYSTEM (4) (8)							CONCRETE SLABS (8)		PREMOISTENING OF SOILS UNDER FOOTINGS, PIERS AND SLABS (4) (5)	RESTRICTION ON PIERS UNDER RAISED FLOORS
	NUMBER OF STORIES	STEM THICKNESS	FOOTING WIDTH	FOOTING THICKNESS	ALL PERIMETER FOOTINGS (5)	INTERIOR FOOTINGS FOR SLAB AND RAISED FLOORS (5)	REINFORCEMENT FOR CONTINUOUS FOUNDATIONS (2) (6)	3-1/2" MINIMUM THICKNESS			
					DEPTH BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE			REINFORCEMENT (3)	TOTAL THICKNESS OF SAND (10)		
0 - 20 Very Low (non-expansive)	1	6	12	6	12	12	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	2"	Moistening of ground recommended prior to placing concrete	Piers allowed for single floor loads only
	2	8	15	7	18	18					
	3	10	18	8	24	24					
21-50 Low	1	6	12	6	15	12	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	4"	120% of optimum moisture required to a depth of 21" below lowest adjacent grade. Testing required.	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 @ 24" o.c. each way	4"	130% of optimum moisture required to a depth of 27" below lowest adjacent grade. Testing required	Piers not allowed
	2	8	12	8	21	18					
	3	10	15	8	24	24					
91-130 High	1	6	12	8	27	12	2-#4 Top and Bottom	#3 @ 24" o.c. each way	4"	140% of optimum moisture required to a depth of 33" below lowest adjacent grade. Testing required.	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 (11).

FOOTNOTES TO TABLE UBC 18-1-D (Rev)

1. Premoistening is required where specified in Table UBC 29-A in order to achieve maximum and uniform expansion of the soil 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 soil.
2. 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.
3. Reinforcement shall be placed at mid-depth of slab.
4. 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.
5. 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 UBC 1804.7.3 in this ordinance shall be designed and constructed as specified for perimeter footings in Table UBC 18-1-D (Rev.).
6. Foundation stem walls which exceed a height of three times the stem thickness above lowest adjacent grade shall be reinforced in accordance with Chapter 21 and Sec. 1914 in the UBC, or as required by engineering design, whichever is more restrictive.
7. Bent reinforcing bars between exterior footing and slab shall be omitted when floor is designed as an independent, "floating" slab.
8. Where frost conditions or unusual conditions beyond the scope of this table are found, design shall be in accordance with recommendations of a foundation investigation. Concrete slabs shall have a minimum thickness of 4 inches when the expansion index exceeds 50.
9. The ground under a raised floor system may be excavated to the elevation of the top of the perimeter footing, except where otherwise required by engineering design or to mitigate groundwater conditions.
10. When subsoil drainage is required by the building official, refer to Sec. UBC APPENDIX 18.
11. Where a post-tensioning slab system is used, the width and depth of the perimeter footings shall meet the requirements of this table.

CHAPTER 23 - WOOD

TABLE 23-I-I MAXIMUM DIAPHRAGM DIMENSION RATIOS

MATERIAL	HORIZONTAL DIAPHRAGMS	VERTICAL DIAPHRAGMS
	Maximum Span-Width Ratios	Maximum Height-Width Ratios
1. Diagonal sheathing, conventional	3:1	2:1
2. Diagonal sheathing, special	4:1	2:1
3. Wood structural panels and particleboard, nailed all edges	4:1	2:1
4. Wood structural panels and particleboard, blocking omitted at intermediate joints	4:1	2:1

**TABLE 23-I-K-1 ALLOWABLE SHEAR FOR WIND OR SEISMIC FORCES IN POUNDS
PER FOOT FOR WOOD STRUCTURAL PANEL SHEAR WALLS
WITH FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE**

CHAPTER 25 - GYPSUM BOARD AND PLASTER

Section 2513 - SHEAR-RESISTING CONSTRUCTION WITH WOOD FRAME.

2513.4 HEIGHT TO LENGTH RATIO. The maximum allowable height-to length ratio for the construction in this section shall be 1 to 1. Wall sections have height-to-length ratios in excess of 1½ to 1 shall be blocked.

**TABLE 25-1 - ALLOWABLE SHEAR FOR WIND OR SEISMIC FORCES
IN POUNDS PER FOOT FOR VERTICAL DIAPHRAGMS OF
LATH AND PLASTER OR GYPSUM BOARD FRAME WALL ASSEMBLIES¹**

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	NAIL SPACING ² MAXIMUM (inches)	SHEAR VALUE	MINIMUM NAIL SIZE ³	
	x 25.4 for mm		x 25.4 for mm		x 14.6 for N/m	x 25.4 for mm
1. Expanded metal, or woven wire lath and portland cement plaster	7/8"	Unblocked	7	90	No. 11 gage 1 1/2" long, 7/16" head ⁴	
2. Gypsum lath	3/8" lath and 1/2" plaster	Unblocked	7	30	No. 13 gage, 1 1/8" long, 19/64" head, plasterboard blued nail	
3. Gypsum sheathing board ⁵	1/2" x 2' x 8'	Unblocked	7	30	No. 11 gage, 1 3/4" long, 7/16" head, diamond-point, galvanized	
	1/2" x 4' 1/2" x 4'	Blocked Unblocked	7 7	30 30		
4. Gypsum wallboard or veneer base ⁵	1/2"	Unblocked	7	30	5d cooler (0.086" dia., 1 5/8" long 15/64" head) or wallboard (0.086" dia., 1 5/8" long, 9/32" head)	
			7	30		
		Blocked	7	30		
			7	30		
	5/8"	Unblocked	7	30		6d cooler (0.092" dia., 1 7/8" long, 1/4" head) or wallboard (0.0915" dia., 1 7/8" long, 19/64" head)
			7	30		
		Blocked	7	30		
			7	30		
	Blocked Two ply	Base ply: 7 Face ply: 7	60	Base ply - 6d cooler (0.092" dia., 1 7/8" long, 1/4" head) or wallboard (0.0915" dia., 1 7/8" long, 19/64" head) Face ply - 8d cooler (0.113" dia., 2 3/8" long, 9/32" head) or wallboard (0.113" dia., 2 3/8" long, 3/8" head)		

¹These vertical diaphragms shall not be used to resist loads imposed by masonry or concrete construction. See Section 2513.2. Values shown are for short-term loading due to wind or due to seismic loading in Seismic Zones 0, 1, 2A and 2B. Values shown must be reduced 25 percent for normal loading. The values shown in Items 2, 3 and 4 shall be reduced 50 percent for loading due to earthquake in Seismic Zones 3 and 4.

²Applies to nailing at all studs, top and bottom plates and blocking.

³Alternate nails may be used if their dimensions are not less than the specified dimensions.

⁴Required minimum nailing shall be No. 11 gage x 1 1/2" long galvanized nails with lath burred to 1/4" from the face of the building paper. Staples and self-barring lath shall not be permitted.

⁵Frame wall assemblies constructed of Portland cement plaster, gypsum sheathing board or gypsum wall board are not permitted to carry shear loads at ground floor of multi-level buildings.

CHAPTER 40

RELOCATED BUILDINGS AND TEMPORARY STRUCTURES

Sec. 40.1. 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. 40.2. 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. 40.2.1 NOTIFICATION OF RELOCATED BUILDING. Prior to issuance of relocation permit for any structure and as a part of the application therefor, a Notice of Relocated Building, on a form furnished by the Building Official, shall be posted at the site of the building proposed to be relocated and at the proposed new site location. This public notice shall be maintained for a minimum of 15 days from the date of the application for relocation permit. During this period, interested parties may submit written comments to the Building Official regarding said proposed relocation. (refer to Sec. 40.5 DENIAL OF PERMIT.)

Sec. 40.3. 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 106.3 in this ordinance. The Building Official may require plans, photographs and other data to substantiate the application.

Each application shall be accompanied by the required 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 as set forth in the Ventura County Building and Safety Fee Schedule to cover increased costs of inspection and mileage.

40.3.1 The Building Official shall make the following findings prior to issuing the permit:

1. That there is evidence of full compliance with the zoning provisions of Ventura County Ordinance Code, Division 8 - PLANNING AND DEVELOPMENT.
2. That the building shall comply, or shall be altered to comply, with current building, electrical, heating and air conditioning, and plumbing code requirements.
3. That all necessary and required documentation has been submitted for review, including, but not limited to, plans and specifications for all required or proposed improvements at the new location, a soils investigation report, a current termite inspection report, a water "will serve" letter from a recognized water provider or an approved water well certificate, a sewer "will serve" letter from a recognized sanitation district or an approved septic system

certificate, and a surety bond in the amount determined by the Building Official as set forth in Sec. 11-16 of this Code.

Sec. 40.4. 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. 40.5. DENIAL OF PERMIT. The Building Official may deny the issuance of 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.

Sec. 40.6. 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 lending institution doing business in this state and insured by the FDIC. 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. 40.7. 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 conditions 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. 40.8. PERMIT ISSUANCE AND FEES. Before a permit is issued for the relocation of a building and its reconstruction, repair, and completion at a new site, all required plan review and permit fees shall be paid. The required permits, together with the investigation report, shall comprise the "relocation permit" for the purposes of this Article.

The value to be used in computing the relocation building permit and plan review fees shall be as set forth in Sec. 107.2 in this Code, based upon the estimated cost of all construction necessary to complete the structure.

Sec. 40.9. 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 106.4.4 in this Code if the building or structure is not relocated to the proposed site and/or the required work commenced within 6 months of the date of issuance of such permits.

Sec. 40.10. PROCEDURE UPON DEFAULT.

40.10.1 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 11-10(b) in this ordinance.

40.10.2 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.

40.10.3 ASSIGNMENT OF SHARES. When an assignment of share 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 lending institution 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. 40.11 RELEASE OF SECURITY.

40.11.1 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.

40.11.2 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.

40.11.3 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 lending institution 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.

CHAPTER 41 - SWIMMING POOLS, ORNAMENTAL POOLS, AND APPURTENANT FENCING

Sec. 41.1. 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, intended or used for swimming or immersion purposes by men, women and/or children; or for decoration or ornamentation; or for the breeding, or maintenance of fish or waterfowl; or for the purpose of landscape features, and which has a water depth exceeding eighteen (18) inches. The term "pool" shall include swimming pools, wading pools, spas, hot-tubs, above- and below-ground plastic or plastic-lined pools, Koi-ponds, fish-ponds, ornamental fountains, and reflecting pools, but does not apply to plumbing fixtures such as bathtubs or hydro-therapy tubs; nor does it apply to man-made lakes, reservoirs or farm ponds used primarily for public park purposes, ornamentation, water conservation, irrigation, ground-water recharging basins, or watering of livestock. It shall apply to any water-filled excavation, lined or unlined, within three (3) feet of any structure or property line. (Public pools shall comply also with CCR Title 24).

Sec. 41.2. POOL DESIGN AND CONSTRUCTION

41.2.1 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.

41.2.2 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.

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

41.2.4 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.

41.2.5 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.

41.2.6 GRAB BARS. Wherever egress from a pool is restricted by the presence of a vertical wall or other barrier which extends more than 12" above the water surface at the pool edge, permanent continuous grab bars, handrails, or other approved equivalent devices shall be installed within 12 inches above the water surface. Such devices shall be capable of being securely grasped, and shall be adequate to support the weight of a user of the pool.

Sec. 41.3. DECKS

41.3.1 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.

41.3.2 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.

41.3.3 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 equal to the reduction in deck width.

41.3.4 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.

41.3.5 DECK BONDING. When decks are to be installed, whether structurally required or not, the reinforcing installed therein shall be electrically bonded together with the pool shell reinforcing and metal parts of electrical equipment associated with the pool water recirculating system and with miscellaneous metal accessories, such as pool slides, diving boards and spring boards, in accordance with NEC Sec. 680-22.

Sec. 41.4. DRAINAGE AND DISPOSAL

41.4.1 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.

41.4.2 WASTE WATER. Pool waste water shall be disposed of in accordance with the requirements of the Environmental Health Officer.

41.4.3 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. 41.5. SPECIAL INSPECTION. Special inspection as required by Section 1701.5.12 in the UBC shall be provided for pneumatically placed concrete (gunite) in swimming pools.

Sec. 41.6. FENCING AND GATES.

41.6.1 GENERAL. 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 in Section 41.1 shall at all times maintain on the premises a permanent fence and gates designed and constructed so that, at any point, the outside of the fencing will present an effective barrier which completely surrounds such pool or body of water and which will inhibit access under, over, or through the fencing, provided, however, that a dwelling or accessory building may be used as a part of the enclosure.

EXCEPTION: Spas and Hot Tubs. A spa or hot tub with a locking safety cover which complies with the ASTM Standard F 1346-91 shall not be required to provide other barriers.

Where a locking safety cover is not provided, the spa or hot tub shall comply with the requirements of this Section.

41.6.2 MATERIALS. Fencing may be constructed of any durable materials, and shall be designed to withstand a horizontal force of 20 pounds per lineal foot applied at the top of the fence. Openings, holes or gaps therein shall be no larger than 4" except for openings closed by doors or gates. Mesh or fabric fence material with openings greater than 2" nominal shall not be permitted.

41.6.3 HEIGHT. Fences and gates shall have an effective vertical height of five (5) feet, measured on the outside face of the fencing. Fences shall not have a configuration which provides a ladder-like access to the pool area, nor shall they be constructed within ten feet of trees, raised planters, or other structures or site features which would facilitate access to pool or means which reasonably could reduce the required effective vertical height of the fence.

41.6.4 DESIGN. Wrought iron, wood or picket fences, or fences of similar design, or mesh-type fences, shall have horizontal members at least 48 inches apart, measured from the top of the lower member to the top of the upper member.

41.6.5 GATES AND FITTINGS. Each gate or door opening through a pool fence or enclosure shall be equipped with a self-closing, 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 (Dwellings) which form a part of a pool enclosure. (Note: When Group U-1, private residential garages are used in this instance, hinged doors from garage to yard space within pool enclosures shall be provided with self-closing, self-latching hardware as required for pool enclosure gates.)

2. Gates used for ingress and egress of vehicles or equipment, but not persons, to the pool area and which are kept pad-locked when not in use.

All gates shall be equipped with hardware devices which will return the gate to the closed position and operate the latching device from any position from a stationary start, without the application of manual force. The latching device shall be installed not less than four feet above ground level.

41.6.6 ALTERNATES. The Building Official may approve modifications and alternatives to the fencing requirements in individual cases in accordance with the provisions of UBC Section 104.2.7 and 104.2.8.

CHAPTER 42 - MOBILEHOMES AND COMMERCIAL COACHES

Sec. 42.1. DEFINITIONS. For the purposes of this Article the terms "mobilehome," "commercial coach," "mobilehome accessory structure," and "foundation system" shall have the meanings set forth in Title 25, California Code of Regulations, and shall also apply to "manufactured housing" and "factory-built housing".

Sec. 42.2. 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 Code of Regulations, Title 25.

Sec. 42.3. INSTALLATION PERMIT REQUIRED. No person, firm, or corporation shall install, occupy, or use a mobilehome, mobilehome accessory structure, or commercial coach or cause the same to be done without first obtaining an installation permit therefor. Said installation permit shall be issued subject to compliance with applicable laws and ordinances, including but not limited to:

1. Terms and conditions of a zoning clearance, including time limits established thereby.
2. Requirements for an approved foundation system.
3. Requirements for approved electrical, plumbing, and sewage disposal facilities.
4. Payment of installation permit fees in addition to fees for permits, services or clearances which may otherwise be required.

Sec. 42.4. SPECIAL REQUIREMENTS, COMMERCIAL COACHES

42.4.1 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 504 in the UBC.

42.4.2 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 503 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.

42.4.3 STAIRS AND EXITS. Stairs, ramps, handrails, guardrails, landings, and exits shall be provided for commercial coaches as specified in Chapter 10 in the UBC. Such coaches shall also conform to applicable standards of the State of California for making buildings accessible by physically handicapped persons.

42.4.4 SANITARY FACILITIES. Commercial coaches shall be provided with sanitary facilities in accordance with the requirements of this Code which are applicable to the particular occupancy housed therein. Sanitary facilities shall also conform to the applicable standards of the State of California for accessibility to physically handicapped persons.

Sec. 42.5. REQUIREMENTS IN HIGH FIRE HAZARD AREAS. The requirements of Section UBC 607.2 in this ordinance shall be applicable to mobilehomes, mobilehome accessory structures, manufactured or factory-built housing, and commercial coaches installed within High Fire Hazard areas.

Sec. 42.6. SUBSTANDARD OR DANGEROUS MOBILEHOMES AND COMMERCIAL COACHES. All mobilehomes, commercial coaches, or portions thereof, whether permanently or temporarily installed, which are determined to be substandard or dangerous as defined in the Uniform Housing Code or the Dangerous Buildings Code as amended by this ordinance, are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with procedures specified in such codes.

Sec. 42.7 RECREATIONAL VEHICLES

42.7.1 DEFINITION

See Section 18010 of the California Code of Regulations, Health and Safety Code which reads as follows:

"Recreational vehicle" means either of the following:

(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

(1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.

(2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.

(3) It is built on a single chassis.

(4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

(b) A park trailer designed for human habitation for recreational or seasonal use only, which meets all of the following criteria:

(1) It contains 400 square feet or less of gross floor area measured at the maximum horizontal projections. However, it may not exceed 12 feet in width or 40 feet in length in the traveling mode.

(2) It is built on a single chassis.

(3) It may only be transported upon the public highways with a permit.

(Amended by Stats. 1990, Ch. 765, Sec. 3.)

42.7.2 ALLOWABLE USE

Recreational vehicles may only be used as "temporary dwellings during construction", as long as a building permit for new residential construction or major remodeling is in full force and effect and subject to Zoning Clearance conditions.

Recreational vehicles cannot be used as permanent dwellings or permanent accessory structures on private property, except as specifically allowed under California State law.

CHAPTER 43 - POST-DISASTER RECOVERY AND RECONSTRUCTION

SECTION 43.1 POST-DISASTER SAFETY ASSESSMENT PLACARDS AND SECURITY

43.1.1 SCOPE. This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or man-made disaster. It further authorizes the Division of Building and Safety as well as authorized representatives, to post appropriate placards at each entry point to a building or structure upon completion of a safety assessment.

43.1.2 APPLICATION OF PROVISIONS. The provisions of this chapter are applicable to all buildings and structures, of all occupancies, regulated by the County of Ventura following each natural or man-made disaster.

43.1.3 DEFINITIONS.

43.1.3.1 Building Official is the officer or other designated authority charged with the administration and enforcement of this chapter, or duly authorized representative.

43.1.3.2 Safety assessment is a visual examination of a building or structure for the purpose of determining whether continued occupancy is appropriate following a natural or man-made disaster.

43.1.4 PLACARDS. The following official placards shall be used to designate the condition of buildings or structures following a disaster.

43.1.4.1 INSPECTED - LAWFUL OCCUPANCY PERMITTED may be posted on any building or structure where no apparent hazard has been found. Placement of this placard does not mean that there is no damage to the building or structure.

43.1.4.2 RESTRICTED OR LIMITED ENTRY may be posed on each damaged building or structure where damage has created a hazardous condition which justifies restricted occupancy. The building official who posts this placard will note in general terms the hazard created and will clearly and concisely note the restrictions on occupancy.

43.1.4.3 UNSAFE - Do Not Enter or Occupy may be posted on each damaged building or structure such that continued occupancy poses a threat to life or health. Buildings or structures posted with this placard may be entered only after authorization in writing by a building official. Safety assessment teams are authorized to enter these buildings at any time. This placard shall not be used or considered as a demolition order. The official who posts this placard shall note in general terms damage encountered.

43.1.4.5 SECURING OF UNSAFE BUILDINGS OR STRUCTURES - Buildings or structures that have been determined by the building official to pose a threat to life safety or to be unsafe due to damage may be required by the building official to be secured from entry by fencing or other approved means until such time that the damage or threat to life is removed by repair,

reconstruction or demolition. The fencing or security measures shall not be removed without authorization from the building official.

43.1.4.6 REMOVAL OF PLACARDS - Once the placard has been attached to a building or structure, it shall not be removed, altered or covered until authorized by the building official.

43.1.5 VIOLATION. Any violation of Article 3, Chapter 43 of this code is a misdemeanor and shall be subject to punishment according to the provisions of Article 2, Chapter 1, Section 103.

Section 43.2 POST DISASTER ABATEMENT

43.2.1 INTENT. This chapter establishes abatement criteria for all buildings and structures damaged as a result of a disaster for which a local emergency has been declared by the Board of Supervisors.

43.2.2 APPLICATION OF PROVISIONS. The provisions of this chapter are applicable to all buildings and structures regulated by the County of Ventura.

43.2.3 DEFINITIONS. For the purpose of the chapter, the following definitions apply:

43.2.3.1 EVENT shall mean any occurrence which results in the declaration of a disaster by the Board of Supervisors, including but not limited to, fires, landslides, wind storms, earthquakes, and floods.

43.2.3.2 HISTORIC BUILDING OR STRUCTURE shall be any building or structure registered with a federal, state, county, or city government, or the register of points of interest. Historic buildings and structures shall also include those buildings and structures within a recognized historic district.

43.2.3.3 STATE HISTORIC PRESERVATION OFFICER (SHPO) is the person appointed by the Governor, pursuant to Section 101(b)(1) of the National Historic Preservation Act of 1966, as amended, to administer the State Historic Preservation Program.

43.2.4 ABATEMENT CRITERIA

43.2.4.1 NOTICE OF DETERMINATION. Except as provided in subsection 43.2.4.2 below, the Building Official shall serve a written Notice of Determination to each property owner as found on the latest available copy of the County Assessor's Role. Said Notice of Determination shall be delivered by hand-delivery, telephone, telegram, facsimile or other reasonable means, and shall clearly indicate that the structure is an imminent hazard and dangerous and that, as such, it constitutes a public nuisance. The notice shall set forth those factors which, in the opinion of the Building Official, make the structure an imminent hazard and dangerous, and shall also include a directive from the Building Official of the specific action or actions to be taken by the property owner. The Notice shall specify that within forty-eight (48) hours from the time of issuance of the Notice of Determination, the owner or other part of record with an equitable or legal interest in said property shall abate the nuisance in accordance with the directives written in the notice of determination by the Building Official.

43.2.4.2 NOTICE OF DETERMINATION EXCEPTION. No prior notice shall be required, when the Building Official, after considering all the facts, determines, in writing, that the structure is an imminent hazard and dangerous, and that it must be abated immediately and that time and circumstances do not permit the giving of prior notice to the owner. In those cases where time and circumstances do not permit the County to give the owner notice prior to abatement, the Building Official may cause the nuisance to be abated by the County with County resources or County contractees.

43.2.4.3 APPEAL OF NOTICE OF DETERMINATION. A Notice of Determination delivered by the Building Official, that a building or structure is an imminent hazard and dangerous and therefore must be abated, may be appealed by the property owner or any other party of record with an equitable or legal interest in said property. Such appeal must be made to the Building Official within 48 hours of delivery of such notice of determination by the Building Official. Such appeal shall be accompanied by a written Hazard Abatement Plan signed by a State of California licensed engineer or architect or by a written report by a State of California licensed engineer or architect stating why the engineer or architect feels the building or structure is not an imminent hazard or dangerous at this time. Such report shall include a recommendation by the engineer or architect as to what should and/or should not be done at this time. If the Building Official accepts the proposed Hazard Abatement Plan in lieu of the Notice of Determination, the Hazard Abatement Plan must be implemented within 24 hours of acceptance by the Building Official. If the Building Official accepts an engineer's report and agrees there is no imminent hazard, the Building Official shall rescind in writing his former Notice of Determination.

Should the Building Official disagree with the Hazard Abatement Plan, or should the Building Official disagree with the engineer's or architect's report, a hearing shall be conducted within 24 hours by the General Board of Appeals.

43.2.4.4 GENERAL BOARD OF APPEALS HEARING. At the hearing, the appellant shall have the right to call witnesses, submit evidence and to cross-examine the witnesses, submit evidence and to cross-examine the witnesses of the County. All witnesses shall be sworn.

A record of the entire proceedings shall be made by tape recording. Any relevant evidence may be submitted regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in the courts of this State.

At the close of this hearing, the General Board of Appeals shall act to either uphold, overrule or modify the determination and order of the Building Official. The determination and order of the Building Official shall be upheld, unless the Board of Appeals finds, based upon the evidence in the record, that the Building Official erred in determining that the structure is an imminent hazard and dangerous. The decision of the Board of Appeals, with the reasons therefore, may be given orally on the record. If given orally, the decision shall be memorialized in writing and served upon the applicant within twenty-four (24) hours of the time the oral decision is rendered.

If the General Board of Appeals upholds the decision of the Building Official, the property owners of record shall be ordered to abate the public nuisance within the time set forth in the order. If the structure is determined not to be an imminent hazard and dangerous, the Building Official's

determination and order shall be vacated. The decision of the General Board of Appeals shall be final on the date it is rendered.

43.2.4.5 HAZARD ABATEMENT PLAN. If a Hazard Abatement Plan is approved by the Building Official, the owner or other interested party of record shall execute such plan within twenty-four (24) hours of obtaining approval of the plan from the Building Official, or his designee. Within twenty-four (24) hours of completion of the abatement work the owner or other interested party of record shall provide the Building Official with a written certification that the public nuisance, as described in the Building Official's Notice of Hazard, has been abated.

If the work performed pursuant to the Hazard Abatement Plan amounts to temporary abatement, the owner or other party of record, prior to proceeding with permanent repairs, shall obtain required permits and file a damage assessment report with the Building Official. The damage assessment report shall be reviewed and approved by the Building Official before permanent repairs are performed.

43.2.4.6 FAILURE TO PERFORM. In those instances where the property owner or other interested party of record either does not respond to the Building Official's Notice of Hazard or approved Hazard Abatement Plan, responds untimely, or responds timely but fails to abate the public nuisance within the required time period, the imminent hazard and dangerous structure shall be subject to immediate abatement by the Building Official.

43.2.4.7 PUBLIC NUISANCE. All structures or portions thereof which, after inspection by an unauthorized County Official, are determined to be an imminent hazard and dangerous, either to the public, occupants of the subject structure, or to any adjacent structures, are hereby declared to be public nuisances and shall be abated by the owner in accordance with the procedures specified in sections 43.2.4.4 and 43.2.4.5.

43.2.4.8 SUSPENSION OF ABATEMENT OF WORK. Notwithstanding any provisions herein to the contrary, the Building Official is authorized to suspend abatement work by the County, or the County's contractees, and to allow the property owner or other part of legal interest to complete the abatement work.

43.2.4.9 CHANGE OF STATUS. When the conditions making a structure an imminent hazard and dangerous have been abated, the structure shall no longer be considered an imminent hazard and dangerous. However, if the abatement work is temporary in nature, as determined by the Building Official, the structure shall remain subject to the provisions of this Chapter.

43.2.4.10 DEMOLITION PERMIT. If the owner of any building or structure has decided to demolish rather than repair, the owner, or the owner's representative, shall obtain a demolition permit.

43.2.5 HAZARD ABATEMENT OF HISTORIC BUILDINGS OR STRUCTURES.

43.2.5.1 NOTIFICATION OF IMMINENT HAZARD. Within 10 days after the event, the Building Official shall notify the State Historic Preservation Officer that one of the following actions will be taken regarding any historic building or structure determined by the Building Official to

represent an imminent hazard to the health or safety of the public, or to pose an imminent threat to the public right of way:

43.2.5.1.1 BRACING OR SHORING. Whenever possible, as determined by the Building Official, the building or structure may be braced or shored in such a manner as to mitigate the hazard to public health or safety or the hazard to the public right of way.

43.2.5.1.2 CONDEMNATION. Whenever bracing or shoring is determined to be an unreasonable alternative, the Building Official may cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition may be performed in the interest of public health or safety without a condemnation hearing as required by the Uniform Code for the Abatement of Dangerous Buildings as adopted by reference in Article 1, Chapter 7, and as amended by Article 8 of this Code.

43.2.5.2 CONDEMNATION PROCEEDINGS. If, ten (10) days after the event and less than 30 days after the event, an historic building or structure is determined by the Building Official to represent a hazard to the health or safety of the public or to pose a threat to the public right of way, the Building Official may initiate condemnation proceedings in accordance with the Uniform Code for the Abatement of Dangerous Buildings as adopted by reference in Article 1, Chapter 7, and as amended by Article 8 of this Code. The Building Official may also notify the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1966, as amended, of its intent to hold a condemnation hearing.

43.2.5.3 REQUEST TO DEMOLISH. If the Building Official and the owner of any historic building or structure agree that such a building or structure should be demolished, the Building Official shall submit a request to demolish to the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1986, as amended. Said request shall include all substantiating data.

Section 43.3 DISASTER REPAIR AND RECONSTRUCTION

43.3.1 INTENT. This Chapter establishes standards and regulations for the expeditious repair and reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared by the Board of Supervisors. The Chapter does not allow exemptions from the Building, Fire Electrical, Mechanical, Plumbing, other codes, or County Ordinances.

43.3.2 APPLICATION OF PROVISIONS.

43.3.2.1 DECLARATION OF EMERGENCY. The provisions of this chapter are applicable to all buildings and structures regulated by the County of Ventura following each disaster after a local emergency has been declared by the Board of Supervisors.

43.3.2.2 WAIVER FOR ENGINEERING EVALUATION. The requirements of this chapter may be waived by the Building Official subject to an engineering evaluation as defined in Section 43.3.3.

43.3.3 DEFINITIONS. For the purpose of this chapter, the following definitions apply:

43.3.3.1 ARCHITECT is a person licensed by the State of California to practice architecture as prescribed by the State of California Business and Professions Code.

43.3.3.2 CIVIL ENGINEER is a person registered by the State of California to practice Civil Engineering as prescribed by the State of California Business and Professions Code.

43.3.3.3 CURRENT CODE shall mean the edition of the Uniform Building Code published by the International Conference of Building Officials, as adopted by the County of Ventura in accordance with operation of law pursuant to Section 18941.5 of the State of California Health and Safety Code. The edition to be applied shall be that edition in effect at the time of the declaration of a local emergency by the Board of Supervisors, County of Ventura.

43.3.3.4 ENGINEERING EVALUATION is an evaluation of a damaged building or structure, or suspected damaged building or structure, performed under the direction of a structural engineer, civil engineer, or architect retained by the owner of the building or structure. Engineering evaluations shall, at a minimum, contain recommendations for repair with appropriate opinion of construction cost for those repairs. All engineering evaluations shall include the engineer's or architects's stamp, wet-signature and license expiration date.

43.3.3.5 ESSENTIAL SERVICE FACILITY shall mean those buildings or structures designated by the County of Ventura to house facilities necessary for emergency operations subsequent to a disaster.

43.3.3.6 REPLACEMENT VALUE is the dollar value, as determined by a Building Official, for replacing a damaged structure with a new structure of the same size, same type of construction and same occupancy, and located on the same site.

43.3.3.7 STRUCTURAL ENGINEER is a person registered by the State of California to practice civil engineering and to use the title structural engineer as defined in the State of California Business and Professions Code.

43.3.3.8 VALUE OF REPAIR is the dollar value, as determined by the Building Official, for making necessary repairs to the damaged structure.

43.3.3.9 BUILDING OFFICIAL is the officer or other designated authority charged with the administration and enforcement of this chapter, or duly authorized representative.

43.3.4 REPAIR CRITERIA

43.3.4.1 GENERAL. Buildings and structures of all occupancies which have been damaged as the result of a disaster, except as otherwise noted, shall be repaired in accordance with the following criteria:

43.3.4.2 UP TO TEN PERCENT REPAIR VALUE. When the estimated value of repair does not exceed ten percent (10%) of the replacement value of the structure, the damaged portion may be restored to the pre-disaster condition; except that when the damaged elements include suspended ceiling systems, the ceiling system shall be repaired with all bracing required by current code.

43.3.4.3 UP TO FIFTY PERCENT REPAIR VALUE. When the estimated value of repair is greater than ten percent (10%) but less than fifty percent (50%) of the replacement value of the structure, the damaged elements shall be repaired and/or brought into conformance with the structural requirements of the current codes.

43.3.4.4 MORE THAN FIFTY PERCENT REPAIR VALUE. When the estimated value of repair is fifty percent (50%) or more of the replacement value of the structure, the entire structure shall be brought into conformance with the fire and life safety and structural requirements of the current applicable codes.

43.3.4.5 CHIMNEY VALUE EXCLUSION. In group R, Division 3 occupancies, the repair value of damaged chimneys may be excluded from the computation of percentage of replacement value. Damaged chimneys shall be repaired in accordance with Section 43.3.5.

43.3.5 REPAIR CRITERIA FOR CHIMNEYS.

43.3.5.1 GENERAL. All damaged chimneys must be repaired or reconstructed to comply with the requirements of Chapter 31 of the Uniform Building Code. Damaged portions of chimneys shall be removed in accordance with the following criteria.

43.3.5.2 DAMAGE ABOVE THE ROOF LINE. When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion may be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstruction portion of the chimney shall be braced to the roof structure using an approved method.

43.3.5.3 SINGLE STORY STRUCTURE DAMAGE BELOW THE ROOF LINE. For a single-story structure in which the damaged portion of the chimney is below the roof line or the damaged portion extends from above the roof line to below the roof line, the chimney shall be removed to the top of the firebox.

43.3.5.4 MULTI-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE. For a multi-story structure, the damaged portion of the chimney shall be removed from the top to a floor line where anchorage is found.

43.3.5.5 FIREBOX DAMAGE. In any structure where the firebox has been damaged, the entire chimney and firebox shall be removed to the foundation. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the foundation has been damaged, the foundation shall be removed and replaced.

43.3.5.6 ENGINEERED ALTERNATE SOLUTIONS. Where existing conditions preclude the installation of all anchorage required by Chapter 31 of the Uniform Building Code, alternate systems may be used in accordance with the alternate methods and materials provisions of the Uniform Building Code when approved by the Building Official.

43.3.5.7 BRACING. Where the portion of the chimney extending above the roof line exceeds two times the least dimension of the chimney, that portion above the roof line shall be braced to the roof structure using an approved method.

43.3.6 REPAIR CRITERIA FOR HISTORIC BUILDINGS OR STRUCTURES.

43.3.6.1 ENGINEERING EVALUATION REQUIRED. Buildings or structures which are included on a national, state, or local register for historic places or which are qualifying structures within a recognized historic district, which have been damaged as a result of a disaster, shall have an engineering evaluation performed.

43.3.6.2 MINIMUM REPAIR CRITERIA. The minimum criteria for repair shall be as included in Section 43.3.4 Repair Criteria with due consideration given to the historical rating and nature of the structures. Additional standards and criteria, as noted in Part 8, Title 24, California Code shall apply.

43.3.7 REPAIR CRITERIA FOR UNREINFORCED MASONRY BUILDINGS AND STRUCTURES.

43.3.7.1 GENERAL. All damaged buildings determined to be bearing wall buildings constructed of unreinforced masonry shall be repaired and strengthened to fully comply with the requirements of the Uniform Code for Building Conservation as adopted by the County of Ventura.

APPENDIX CHAPTER 3, DIVISION II
AGRICULTURAL BUILDINGS

Section 327 - CONSTRUCTION, HEIGHT AND ALLOWABLE AREA

327.2 SPECIAL PROVISIONS FOR AGRICULTURAL BUILDINGS. The area of a Group U, Division 3 Occupancy in a one-story building shall not be limited if the building is entirely surrounded and adjoined by public ways or yards not less than 60 feet in width, regardless of the type of construction.

EXCEPTION: The area of a one-story Group U, Division 3 Occupancy which is used exclusively for growing flowers, plants, fruits, vegetables, shrubs, trees, or similar horticultural products (horticultural structure) 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 maximum travel distance to an exit may be increased by 100 feet if the building or structure is provided with an approved fire sprinkler system.

The area of a two-story Group U, Division 3 Occupancy shall not be limited if the building is entirely surrounded and adjoined by public ways 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. 9-1.

Buildings using plastics shall comply with Type V-N construction. Plastics shall be approved plastics as defined in Chapter 2 and regulated by Chapter 26. For foam plastic, see Section 2602.

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 20 mil (0.51 mm) thick may be used without regard to structural considerations. The structural frame of the building, however, shall comply.

Refer to Section 106.1.1 in this ordinance for permit exceptions which apply to specified agricultural buildings.

APPENDIX CHAPTER 15 - REROOFING

Section 1519. METAL ROOFING

1519.1 METAL ROOFING IN HIGH FIRE HAZARD AREAS. Metal Roofing, when installed in the High Fire Hazard Areas, as defined in UBC Chapter 1023, shall not be installed over existing wood shake or wood shingle roofing.

1519.2 METAL ROOFING OUTSIDE OF HIGH FIRE HAZARD AREAS. Metal roofing, when installed in other than High Fire Hazard Areas, shall not be installed over existing wood shake or wood shingle roofing without the approval of the Building Official.

1519.3 METAL ROOFING OVER WOOD SHAKES OR SHINGLES. When a Class A or Class B roof covering assembly is required by this code metal roofing shall not be installed over existing shake or wood shingle roofing. Such Class A or Class B roofing shall be installed only in accordance with its fire assembly listing.

APPENDIX CHAPTER 18 - WATERPROOFING AND DAMPPROOFING FOUNDATIONS

Section 1824 - Other Dampproofing Requirements

1824.1. SUBSOIL DRAINAGE. When required by the building official due to the requirements of Sec. UBC Appendix 1820 and 1821, a base material shall be installed under the floor slab and under-slab drain system shall be installed around the foundation perimeter in accordance with this section.

EXCEPTION: When the finished ground level is below the floor slab level for more than 25 percent of the perimeter of the building, the base material required by Section 1824.2 need not be provided, and the foundation drain required by Sections 1824.1-1824.3 need be provided only around that portion of the building where the ground level is above the floor slab level.

1824.2 BASE MATERIAL. When subsoil drainage is required under Appendix Section 1824, the requirements of Table UBC Table 18-D-1 for a sand bed under slab-on-grade construction shall be superseded by the requirements of this subsection.

Concrete slab-on-grade floors shall be placed over base material not less than 4 inches in thickness consisting of gravel or crushed stone containing not more than 10 percent material that passes a No. 4 sieve, and no material that is retained on a 1½ inch sieve.

Over this base material, dampproofing material shall be installed in compliance with Section 1822. The dampproofing material shall be overlain with a protective layer of 2 inches of sand. Special care shall be taken to prevent damage to the damp proofing membrane. All punctures or tears in the membrane shall be immediately patched and sealed.

APPENDIX CHAPTER 30
ELEVATORS, DUMBWAITERS, ESCALATORS
AND MOVING WALKS

Section 3008 PURPOSE

3008.1 MINIMUM REQUIREMENTS. The purpose of this appendix is to safeguard life, limb, property and public welfare by establishing minimum requirements regulating the design, construction, alteration, operation and maintenance of elevators, dumbwaiters, escalators and moving walks, and by establishing procedures by which these requirements may be enforced.

3008.2 STATE STANDARDS This appendix is intended to supplement the State of California Elevator Codes and Standards, and is applicable only to those areas not superseded by mandate of the State Codes and Standards.

APPENDIX CHAPTER UBC 31 - DIVISION III
PATIO COVERS AND PATIO ENCLOSURES

Section 3116 - PATIO COVERS DEFINED

3116.1 DEFINITION. Patio covers are one-story roofed structures, without enclosing walls on more than two sides, and not exceeding 12 feet in height. Patio covers shall comply with vertical and lateral loads specified in 1317.

3116.2 PATIO ENCLOSURES DEFINED. Patio enclosures are one-story roofed structures, not exceeding 12 feet in height, and having enclosing walls on more than two sides. Enclosure walls may have any configuration, provided that the open area of the longer wall and one additional wall is equal to at least 65 percent of the area below a minimum of 6 feet 8 inches of each wall, measured from the floor. Openings may be enclosed with insect screening or plastic that is readily removable, translucent or transparent plastic not more than 0.125 inch thickness.

3116.3 ALLOWABLE USES. Patio covers and patio enclosures may be detached or attached to other buildings as accessories to Group U; Group R, Division 3; or to individual dwelling units in Group R, Division 1 Occupancies. Patio covers and patio enclosures shall be used only for recreational outdoor living purposes, and not as carports, garages, storage rooms or habitable rooms.

APPENDIX CHAPTER 33 EXCAVATION AND GRADING

SECTION 3305 SCOPE This appendix sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction.

For the purposes of this Chapter, the term "Building Official" shall mean the Director of Public Works, as defined in Article 3, Sec. 203-B of this ordinance.

The standards listed below are recognized standards and as such are not adopted as part of this code (see Sections 3502 and 3503).

1. Testing

- 1.1 ASTM D 1557, Moisture-density Relations of Soils and Soil Aggregate Mixtures
- 1.2 ASTM D 1556, In Place Density of Soils by the Sand-Cone Method
- 1.3 ASTM D 2167, In Place Density of Soils by the Rubber-Balloon Method
- 1.4 ASTM D 2937, In Place Density of Soils by the Drive-Cylinder Method
- 1.5 ASTM D 2922 and D 3017, In Place Moisture Content and Density of Soils by Nuclear Methods

3305.1 MINISTERIAL AND DISCRETIONARY PERMITS. The issuance or denial of a grading permit pursuant to this Code is a ministerial act for the purposes of Section 21080, subdivision (b) (1), of the Public Resources Code except in the following four cases:

- 1. Where the average natural slope within the area to be graded exceeds 10% and the amount of excavation or fill exceeds 10,000 cubic yards (7645.5 m³);
- 2. Where the average natural slope within the area to be graded exceeds 35% and the amount of excavation or fill exceeds 1,000 cubic yards (764.6 m³);
- 3. Where the proposed graded slopes exceed 25 feet (7620 mm) in vertical height; or
- 4. Where the proposed grading is to occur within a waterway or wetland' within an area officially designated by the County as a Sensitive Ecological, Archaeological, Scenic, or Biologically Sensitive Area; or within a recognized severe geologically hazardous area.

In each of the four cases listed above, the issuance or denial of a grading permit is discretionary for the purposes of Section 21080, subdivision (a), of the Public Resources Code except in the following three cases in which such issuance or denial is a ministerial act:

1. Where the grading permit is required by a condition imposed upon a discretionary entitlement previously approved by the County of Ventura and the effects of the grading for which the grading permit is required were addressed in an environmental document prepared and certified with respect to that previously approved entitlement; or
2. Where the grading is related to oilfield operations, involving the exploration for or the development or production of oil, and all of the following conditions are satisfied;
 - (a) The grading will be restricted to an area on which such oilfield operations may lawfully take place pursuant to an outstanding use permit for such operations issued by the county;
 - (b) The proposed graded slopes will be less than 40 feet (12192 mm) in vertical height;
 - (c) Before the grading commences, grading bonds are submitted to the Building Official guaranteeing all erosion control facilities, slope planting and slope maintenance necessary to meet then existing county standards; and
 - (d) Within 60 days of completion of the grading, all slopes created or modified thereby are hydromulched with a native plant and an irrigation system sufficient to ensure establishment of such native plants is installed:
3. Where the grading is related to oilfield operations involving the exploration for or the development of production of oil, and is limited to one or more of the following:
 - (a) Routine maintenance or repair of existing drill sites or existing roads which does not materially alter the location, size or configuration of the original sites or roads;
 - (b) Routing dredging of waste materials for which a permit has been issued by the Environmental Health Division of Ventura County Resource Management Agency.

The only discretionary powers to be exercised in conjunction with the issuance or denial of discretionary grading permits shall be exercised by the Building Official, or by the Board of Supervisors on appeal. Those discretionary powers shall be limited to all of those discretionary powers, (i) to issue the permit subject to conditions or changes in the project needed to mitigate significant environmental effects which would otherwise result from the grading, (ii) to deny the permit in order to avoid such effects, or (iii) to issue the permit despite such effects, as are conferred upon the lead agency by the California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code) and are generally described in Section 15040 through 15043 of the State CEQA Guidelines (Section 15000 et seq. of Title 14 of the California Administrative Code).

With respect to a discretionary grading permit, the Building Official shall issue or deny the permit only after holding a public hearing, considering the applicable environmental document, if any, and certifying that such document has been prepared in compliance with the California Environmental Quality Act. The Building Official shall give at least 15 days written notice of such hearing to the applicant for the permit and to any owner of real property in the vicinity of the proposed grading whose property interest might be substantially affected by issuance or denial of the permit. The notice shall specify the time, date and place of the hearing, shall give a general description of the grading to which the permit application pertains, shall give a general description of the property on which the grading would occur, and shall state that any interested person will be given an opportunity to present relevant evidence at the hearing. The hearing shall be limited to, and any decision of the Building Official shall be based upon, the environmental issues with respect to which the Building Official has been granted discretion by this section.

Any interested person may appeal the issuance or denial of a discretionary grading permit by filing with the Building Official the appeal fee prescribed by the Board of Supervisors together with a notice of appeal on a form satisfactory to the Building Official within 10 days after the issuance or denial. The hearing on appeal shall be noticed and conducted by the Board of Supervisors in the same manner as the original hearing before the Building Official, except that the notice shall also be given

to the appellant. The decision of the Board of Supervisors on appeal shall be issued in writing after the hearing on appeal and shall be final and conclusive when issued. A copy of the decision shall be served upon the applicant for the permit and upon the appellant. If the decision is to order the issuance of a grading permit previously denied or to modify a grading permit previously issued by the Building Official, the written order shall constitute the permit and shall include appropriate conditions.

A ministerial grading permit shall be operative immediately upon issuance. A discretionary grading permit shall become operative on the 15th calendar day after its issuance or, in the case of an appeal, on the date the Board of Supervisors issues its decision upholding or ordering issuance.

Section 3306 - Permits Required

3306.1. Permits Required. Except as specified in Section 3306.2 of this section, no person shall do any grading without first having obtained a grading permit from the building official.

3306.2 Exempted Work. A grading permit is not required for the following:

1. When approved by the building official, grading in an isolated, self-contained area if there is no danger to private or public property.
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet (1524 mm) after the completion of such structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. Exploratory excavations under the direction of soil engineers or engineering geologists. This shall not exempt grading of access roads or pads for exploration equipment.
8. An excavation which (1) is less than 2 feet (610 mm) in depth, or (2) which does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1 1/2 units horizontal (66.7% slope).
9. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth not intended to support structures, which does not exceed 50 cubic yards (38.3m³) on any one lot and does not obstruct a drainage course.

10. Grading under an approved hillside erosion control plan in compliance with the hillside erosion control ordinance.

11. When approved by the building official, sand and gravel backfill behind retaining walls.

Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction.

Sec. 3307 HAZARDS.

3307.1 HAZARDS DECLARED A PUBLIC NUISANCE. Any existing excavation, embankment or fill on private property which has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, or fails to comply with the provisions of this Code is hereby declared to be a public nuisance.

3307.2 NOTICE AND ORDER TO ABATE. Whenever the Building Official has determined that such a nuisance exists, he/she shall issue a notice and order to the record owner of the property upon which the nuisance is located. The notice and order shall contain:

(1) The street address, if any, and a legal description sufficient for identification of the property upon which the nuisance is located.;

(2) A statement that the Building Official has found the excavation, embankment or fill to be on a public nuisance and a concise description of the conditions which render it a public nuisance;

(3) An order requiring that all applicable permits be secured and that the nuisance be abated within a specified time determined by the Building Official to be reasonable in circumstances;

(4) A statement that, if the nuisance is not abated within the time specified, the County may cause the work to be done and charge the cost thereof against the property or its owner;

(5) A statement that any person having a legal interest in the property may appeal from the notice and order to the Board of Grading Appeals if the appeal is made in writing as provided in this Section and is filed with the Clerk of the Board of Supervisors within 30 days of service of the notice and order; and

(6) A statement that failure, neglect or refusal to abate the nuisance within the time set forth in the notice and order or, in the case of an appeal, within the time set by the Board of Grading Appeals is a misdemeanor.

3307.3 SERVICE OF NOTICE AND ORDER. The notice and order shall be served and posted by the Building Official in the manner and subject to conditions set forth in subdivisions 3307.3, 3307.4 and (e) 3307.5 of Section 401 of the Uniform Code for the Abatement of Dangerous Buildings ("DBC"), as adopted by Article VI of the Ventura County Building Code, with respect to notices and orders relating to dangerous buildings.

3307.4 RECORDATION OF CERTIFICATE RESPECTING NUISANCE. If compliance is not had with the notice and order within the time specified therein or, if an appeal has been filed pursuant to this Section, within the time specified by the Board of Grading Appeals, the Building Official shall file in the Office of the County Recorder for recordation a certificate describing the property and certifying (1) that the excavation, embankment or fill constitutes a public nuisance, and (2) that the owner has been so notified. Whenever the nuisance shall thereafter have been abated, the Building Official shall file in the office of the County Recorder for recordation a new certificate describing the property and certifying that the nuisance has been abated.

3307.5 APPEAL FROM NOTICE AND ORDER. Any person entitled to service under subdivision 3307.3 of this Section may, upon payment of the fee prescribed by the Board of Supervisors for such

purposes, appeal from the notice and order to abate the filing with the Clerk of the Board of Supervisors a written appeal in the form prescribed by the Building Official. The appeal shall be filed within 30 days after the date of service of the notice and order. Upon receipt of an appeal, the Clerk shall present it at the next regular or special meeting of the Board of Supervisors which, at such meeting, shall fix a date, time and place for the hearing of the appeal by the Board of Grading Appeals. Notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the Clerk either by causing a copy of such notice to be delivered personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his/her address shown on the appeal. Enforcement of a notice and order to abate shall be stayed during the pendency of an appeal therefrom which is properly and timely filed. In connection with the hearing, the Board of Grading Appeals, and any member thereof, may administer oaths and affirmations and issue subpoenas. The hearing shall be conducted by the Board of Grading Appeals in the manner set forth in DBC Section 604. If, after the hearing, the Board of Grading Appeals determines that the excavation, embankment or fill does not constitute a public nuisance, it shall allow the appeal and cancel the notice and order to abate. If, after the hearing, the Board of Grading Appeals determines otherwise, it shall deny the appeal and set a date by which the nuisance must be abated, which date shall be no earlier than the last day of the period set forth in original notice and order to abate. The decision of the Board of Grading Appeals is final when made.

3307.6 COMPLIANCE WITH NOTICE AND ORDER REQUIRED. It shall be unlawful for any person, firm or corporation to who or to which a notice and order to abate is directed pursuant to this Section to fail, neglect or refuse to obey such order within the time specified in such notice and order or, in the case of an appeal, within the time set by the Board of Grading Appeals.

3307.7 ABATEMENT BY COUNTY UPON FAILURE TO COMPLY WITH NOTICE AND ORDER TO ABATE. If the nuisance is not abated within the time set forth in the notice and order to abate or, in the case of an appeal, by the date set by the Board of Grading Appeals, the Board of Supervisors may, without further notice or hearing, direct that the nuisance be abated by the County. Such abatement by the County shall not excuse any prior failure, neglect or refusal to comply with the notice and order to abate and shall be in addition to whatever other remedies may be provided by this Code or other provisions of law.

3307.8 SUMMARY ABATEMENT BY COUNTY IN EMERGENCY. If the nuisance threatens substantial injury to persons or property which is, in the opinion of the Building Official, so imminent as to require immediate corrective measures, the County may summarily abate such nuisance without complying with the provisions of subdivisions 3307.2 through 3307.7 of this Section; provided, however, that the Building Official shall give such notice to the owner of the property as may be practicable in the circumstances.

3307.9 MANNER OF ABATEMENT BY COUNTY; RIGHT OF ENTRY. Abatement by the County may be done directly by County personnel or through contractors in the same manner and subject to the same restrictions as public works. The County and its contractors may enter upon private property to effect such abatement.

3307.10 DETERMINING COST OF ABATEMENT BY COUNTY. The Building Official shall keep an itemized account of the costs of abatement by the County pursuant to subdivision 3307.7 or 3307.8 of this Section and, upon completion of the abatement work, shall prepare an itemized written report showing such cost. The Building Official shall thereupon forward a copy of the report to the Clerk of the Board of Supervisors who shall set a date (at least 10 days after receipt of the report), time and place for a hearing before the Board of Supervisors respecting such report and any objections thereto. Notice of such hearing shall be served and posted at least 10 days prior to the hearing in the manner and subject to the conditions set forth in subdivision 3307.3 of this Section with respect to the notice and order to abate. Such notice of hearing shall contain:

- (1) The street address, if any, and a legal description sufficient for identification of the property affected by the report;
- (2) A statement that the report has been prepared and is available for inspection in the office of the Building Official;
- (3) A statement that the Board of Supervisors will hold a hearing to consider the report and any timely objections thereto;
- (4) The date, time and place of such hearing;
- (5) A statement that any interested person wishing to object to such report must file, prior to the hearing, a written statement of the grounds for the objection.

Any interested person may file written objections prior to the hearing. Each such objection shall contain a statement of the grounds therefor. A contention that the condition abated did not constitute a public nuisance shall be a ground for objecting to the report only if the report relates to a summary abatement pursuant to subdivision 3307.8 of this Section. At the hearing, the Board of Supervisors shall receive and consider the report, any timely written objections thereto, and such other information as it may deem proper. At the conclusion of the hearing, the Board of Supervisors may make such corrections in the report as it may deem just and, when it is satisfied that the report (as submitted or corrected) is correct, it shall, by resolution, determine the total amount of such cost of abatement attributable to each parcel of land upon which the abatement attributable to each parcel of land upon which the abatement took place.

3307.11 REIMBURSEMENT OF COUNTY FOR COST OF ABATEMENT. At any time within 10 days after the Board of Supervisors has adopted a resolution pursuant to subdivision 3307.10 of this Section determining the cost of abatement by the County, the Building Official may receive payment of such amount and issue receipts therefor. If payment is not received within such period of time, the Building Official shall forward a copy of the resolution to the Auditor-Controller.

3307.11.1 SPECIAL ASSESSMENT FOR COST OF ABATEMENT BY COUNTY. For cost of abatement by the County, pursuant to subdivision 3307.7 or 3307.8 of this Section, for which payment is not made pursuant to subdivision 3307.11 of this Section, shall be a special assessment against the parcel on which the nuisance has been located. Such special assessment shall be levied for the fiscal year commencing on the July 1 next following receipt by the Auditor-Controller of the resolution of the Board of Supervisors determining the amount of such cost. The assessment may be collected at the same time and in the same manner as ordinary county taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary County taxes. All laws applicable to the levy, collection and enforcement of County taxes shall be applicable to such special assessment, except that if any real property to which such cost of abatement relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of such taxes would become delinquent, then such cost of abatement shall not result in a lien against such real property but instead shall be transferred to the unsecured roll for collection.

SECTION 3308 - Definitions. Section 3308 in the Appendix is hereby amended to include in addition to all of the definitions contained therein, the definitions of "Engineering Geologist", and "Isolated and Self Contained Area" as follows:

ENGINEERING GEOLOGIST. Is a certified engineering geologist duly licensed by the state who applies the geological sciences to engineering practice for the purpose of assuring that the geological features affecting the location, design, construction, operation and maintenance of engineering works are recognized and adequately addressed.

ISOLATED, SELF-CONTAINED AREA is that portion of a parcel of land or of contiguous parcels of land under single ownership which meets any one of the following three criteria:

1. The portion is used for growing crops or raising livestock for sale, but not for building sites or for the construction of earthfills which will impound water to a depth of more than 5 feet (1524 mm).
2. The portion contains water impounding structures constructed under the direct control of the U.S. Department of Agriculture, Soil Conservation Service.
3. The portion contains oilfield operations, involving the exploration for or the development or production of oil, which are established under an existing land use entitlement and all of the following criteria are met:

(a) The portion is not visible from a publicly maintained street, road or highway within 1.0 horizontal mile (1.609 km) of such portion;

(b) The portion is not visible from a private residence located within 1.0 horizontal mile (1.609 km) of such portion unless the owner and the tenant or such residence have signed a written waiver of this criterion; and

(c) The portion is so located and configured that grading thereon cannot cause a significant increase in the volume of silt or debris deposited on downstream property owned by any person other than the owner of the portion.

Section 3309 - Grading Permit Requirements

3309.3 GRADING DESIGNATION. All grading in excess of 1,000 cubic yards (764.6m³) shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as "engineered grading." Grading involving less than 1,000 cubic yards (764.6 m³) shall be designated "regular grading" unless the permittee, chooses to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist in which case grading shall conform to the requirements for engineered grading.

3309.9 PERMIT ISSUANCE. The provisions of Section 106.4 as published in the UBC are applicable to grading permits, except that every grading permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the grading and other improvements authorized by such a permit are not completed within 1 year from the date of such permit. The Building Official may extend the time for completion of the grading and other improvements authorized by the grading permit in increments not exceeding 1 year if circumstances beyond the permittee's control have prevented the completion of the project, and necessary time extension fees have been paid.

The Building Official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.

Sec. 3310 GRADING PERMIT FEES. Grading permits and grading plan review fees shall be as set forth in schedules enacted by the Board of Supervisors. Except as otherwise specified in such schedule, grading permit and grading plan review fees shall not be refundable.

Section 3314 - Setbacks

3314.1 SETBACKS-GENERAL. Cut and fill slopes shall be set back from site boundaries in accordance with this Section. The setbacks and other restrictions specified by this Section are minimum standards and may be increased by the Building Official or by recommendation of a civil

engineer, soils engineer, or engineering geologist where necessary to assure slope stability, prevent damage to adjacent properties from deposition or erosion, provide access for slope maintenance and drainage, or otherwise provide for safety of the public.

Section 3315 - Drainage and Terracing

3315.1 DRAINAGE AND TERRACING-GENERAL. Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this Section for cut or fill slopes steeper than 1 unit vertical in 4 units horizontal (25% slope).

ARTICLE 4 - AMENDMENTS TO THE CALIFORNIA ELECTRICAL CODE (CEC)**ARTICLE 90 - INTRODUCTION****Sec. 90.1 POWERS AND DUTIES OF THE BUILDING OFFICIAL**

90.1.1 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, or to cause or permit same to be done, or to continue or allow to continue any such connection unless such person, firm, or corporation shall have obtained evidence from the Building Official that such equipment is authorized to be energized.

90.1.2 AUTHORITY TO ABATE. Any electrical wiring or equipment regulated by this Code, which is unsafe or which constitutes a fire or health hazard or is otherwise dangerous to human life is, for the purpose of this Section, unsafe. Any use of equipment regulated by this Code constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Any such unsafe electrical wiring or equipment is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure set forth in the Uniform Code for the Abatement of Dangerous Buildings or such alternate procedure as may be adopted by the County. As an alternative, the Building Official or an authorized representative may institute any other appropriate action to prevent, restrain, correct, or abate the violation.

90.1.3 AUTHORITY TO CONDEMN WIRING AND EQUIPMENT. Whenever the Building Official ascertains that any electrical wiring or equipment, or portion thereof, regulated by this Code has become hazardous to life, health or property, a written order shall be issued to cause such wiring or equipment to be either removed or restored to a safe condition, as appropriate. The written notice itself shall fix a time limit for compliance with such order. No person shall use or maintain defective equipment after receiving such notice.

90.1.4 EXEMPTED WORK. An electrical permit will not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
2. Repair or replacement of fixed motors, transformers or approved fixed appliances of same type and rating and in the same location.
3. Temporary decorative lighting energized by cord or cable having an attachment plug end to be connected to an approved receptacle.
4. Reinstallation of attachment plug receptacles but not the outlets therefor.
5. Replacement of an overcurrent device of the same capacity and in the same location.
6. Repair or replacement of electrodes or transformers of the same size and capacity for approved signs or gas tube systems.
7. Removal of abandoned electrical wiring.
8. Electrical wiring, devices, appliance or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
9. Low-energy power, control and signal circuits of Class II and III as defined in this code.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

90.1.5 GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

CHAPTER 1 - GENERAL

Sec. 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 changes accordingly.

For aluminum and copper-clad aluminum conductors, see Tables 310-16 through 310-84 and Notes thereto in the NEC. Aluminum wire used under the provisions of this Code shall be a minimum of #6 A.W.G. conductors.

Sec. 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.

CHAPTER 2 - WIRING AND PROTECTION

Sec. 250.83(f). "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 a bare copper conductor installed as specified in Section 250-81(c) in the NEC.

CHAPTER 3 - WIRING METHODS AND MATERIALS

Sec. 336.3. USES PERMITTED FOR NONMETALLIC-SHEATHED CABLE. Type NM and NMC cables shall only be permitted to be used in agricultural buildings, in one-family and two-family dwellings, and in multi-family dwellings, except as prohibited in Section 336-4.

(a) **Type NM.** Type NM cable shall be permitted for both exposed and concealed work in normally dry locations. It shall be permissible to install or fish Type NM cable in air voids in masonry block or tile walls where such walls are not exposed or subject to excessive moisture or dampness.

(b) **Type NMC.** Type NMC cable shall be permitted: (1) for both exposed and concealed work in dry, moist, damp, or corrosive locations; (2) in outside and inside walls of masonry, concrete, or adobe protected against nails or screws by a steel plate at least 1/16 inch (1.59 mm) thick and covered with plaster, adobe, or similar finish.

CHAPTER 7 - SPECIAL CONDITIONS

ARTICLE 700. EMERGENCY SYSTEMS :

FPN No. 6: For additional requirements for emergency power systems, refer to NFPA-20 "REQUIREMENTS FOR FIRE PUMP WIRING."

ARTICLE 5 - AMENDMENTS TO THE
CALIFORNIA MECHANICAL CODE (CMC)

CHAPTER 1 - ADMINISTRATION

Section 102 - GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

Section 115 - Fees

Sec. 115.1. Fees General. Refer to Article 2, Chapter 1 Section 107 in this ordinance.

Sec. 115.6 FEE REFUNDS. Refer to Article 2, Chapter 1 Section 107.6 in this ordinance.

CHAPTER 8 - CHIMNEYS AND VENTS

SECTION 812 - TYPES OF CHIMNEYS

812.1 Factory-built Chimneys. Factory-built chimneys shall be installed in accordance with the terms of their listing, the manufacturer's installation instructions and the applicable requirements of this code. Factory-built chimneys shall terminate as required for unlisted single-wall metal chimneys in Table 8-D.

Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with a spark arrester as required for incinerators.

EXCEPTION: Factory built chimneys for residential-type appliances and fireplaces may terminate three (3) feet above the roof opening and two (2) feet above any point of the building within ten (10) feet.

**ARTICLE 6 - AMENDMENTS TO THE
CALIFORNIA PLUMBING CODE (CPC)**

CHAPTER 1 - ADMINISTRATION

Section 101.5 GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

Sec. 102.2 POWERS AND DUTIES OF THE BUILDING OFFICIAL.

102.2.7 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. If such abatement is refused, the Administrative Authority shall have recourse to every remedy provided by law to secure abatement.

Sec. 102.3 VIOLATIONS AND PENALTIES

102.3.2 PENALTIES - See Article 2, Chapter 1, Section 103 in this ordinance.

Section 103.1 - PERMITS

103.1.2 EXEMPTED WORK. A plumbing permit will not be required for the following:

103.1.2.1 The stopping of leaks in drains, soil, waste or vent piping, provided that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace all or part thereof with new material, the same shall be considered as new work, and a permit shall be obtained and inspections made, as provided in this code.

103.1.2.2 The clearing of stoppages or the repair of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, or the installation of new water closets on existing drainage connections, providing such repairs or reinstallation do not involve or require the replacement or rearrangement of valves or pipes. If it becomes necessary to remove and replace or rearrange valves, water piping, traps, drainpipe, soil, waste or vent pipes, the same shall be considered as new work, and a permit shall be obtained and inspections made as provided in the code.

103.1.2.3 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 when the Building Official has determined that such district has adopted and is enforcing ordinances or regulations which are equal to or more restrictive than those contained in this Code.

CHAPTER 2 - DEFINITIONS

Section 202.0 - DEFINITIONS

SEEPAGE PIT. A seepage pit is a rock-filled excavation which receives the effluent from a septic tank and is so designed as to permit such effluent to seep through the bottom and sides of the pit into the surrounding soil.

CHAPTER 6 - WATER SUPPLY AND DISTRIBUTION

Sec. 601.0 RUNNING WATER REQUIRED

Section 601.1.1 REQUIREMENTS FOR WATER WELLS

(a) When the potable water supply for a structure is to be provided by a well, the well must pass the applicable pump and recovery test specified in the Ventura County Water Works Manual, as amended from time to time, for the purpose of demonstrating that the well is likely to remain an adequate source of potable water throughout the expected useful life of the structure.

EXCEPTIONS: A well shall not be required to pass the pump and recovery test if the structure to be served by it:

1. Is connected to a public water system or a state small water system as defined in Section 4010.1 of the Health and Safety Code; or
2. Overlies an aquifer that has been determined by the administrative authority to be adequate to meet all existing and projected demands made upon it for potable water without experiencing overdraft; or
3. Overlies an aquifer that may experience overdrafting but that has nonetheless been determined by the administrative authority, based upon a study and report prepared pursuant to the Ventura County Water works Manual, to be adequate to meet all existing and projected demands made upon it for potable water throughout the expected useful life of the structure.

(b) This section does not preclude the adoption and imposition of additional or more stringent well test requirements and standards in connection with subdivision approvals, conditional use permits, or other discretionary (as opposed to ministerial) permits.

CHAPTER 7 - SANITARY DRAINAGE

Sec. 701.0 MATERIALS OF DRAINAGE SYSTEMS.

701.1 Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, schedule 40 ABS DWV, schedule 40 PVC DWV, extra strength vitrified clay pipe, or other approved materials having a smooth and uniform bore, except that:

701.1.1 No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches (152.4mm) above ground.

701.1.2 ABS and PVC DWV piping installations shall be limited to residential construction, not more than two (2) stories in height.

701.1.3 No vitrified clay pipe or fittings shall be used above ground or where pressurized by a pump or ejector. They shall be kept at least twelve (12) inches (.3m) below ground.

Sec. 713.0 SEWER REQUIRED

713.4 CONVENTIONAL PRIVATE SEWAGE DISPOSAL SYSTEMS. When the applicant seeks to install a conventional private sewage disposal system, the public sewer may be considered as not

being available when such public sewer, or any building or any exterior drainage facility connected thereto, is located more than two hundred (200) feet from any proposed building or exterior drainage facility on any lot or premises which abuts and is served by such public sewer.

713.4.1 ALTERNATE PRIVATE SEWAGE DISPOSAL SYSTEMS.

(a) When the applicant seeks to install an alternate private sewage disposal system and the public sewer or any building or any exterior drainage facility connected thereto is located more than two hundred (200) feet from any proposed building or exterior drainage facility on any lot or premises which abuts and is served by such public sewer, the public sewer may be considered as not being available when it has been adequately demonstrated to the satisfaction of the Administrative Authority that the total cost of connecting to the public sewer would be at least twice the total cost of the alternate private sewage disposal system.

(b) In all other cases when the applicant seeks to install an alternate private sewage disposal system, the public sewer may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto is located more than one-half mile (2,640 feet) from any proposed building or exterior drainage facility on any lot or premises which abuts and is served by such public sewer.

713.7 For the purpose of administering those requirements of Chapter 7 and Appendix I of this Code, pertaining to the approval, permitting and inspection of private sewage disposal systems, the Administrative Authority shall mean the Environmental Health Officer. All other requirements of this Code shall be regulated and enforced by the Building Official.

Section 714.0 - DAMAGE TO PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM.

714.6 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. (Holding tanks for all domestic or residential waste shall be prohibited.)

Section 721.0 - LOCATION

721.1 LOCATION OF SEWAGE DISPOSAL SYSTEMS. Except as provided in subsection 721.2 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 7-7 and Table I-1 in the UPC are hereby deleted in their entirety.

APPENDIX CHAPTER I - PRIVATE SEWAGE DISPOSAL SYSTEM

Sec. I-1. PRIVATE SEWAGE DISPOSAL: GENERAL REQUIREMENTS. (a) Where permitted by Section (d) of the UPC, as adopted and amended by this Code, 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 soil 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 subsurface disposal field, into one or more seepage pits, into a combination of subsurface disposal field and seepage pits, into a mound system or into a subsurface sand filtration system.

(d). **SEWAGE DISPOSAL EXPANSION AREA.** All private sewage disposal systems shall be so designed that additional seepage pits, subsurface drain fields, mound systems or subsurface sand filtration systems, equivalent to at least 100% of the required original system, may be installed if the original system cannot absorb all the sewage. No division of the lot or erection of structures on the lot shall be made if such division or structure impairs the usefulness of the 100% expansion area.

(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 the 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.

(i). **APPROVAL OF ALTERNATE SYSTEMS.** Alternate sewage disposal systems as defined in this Code may be installed only by special permission of the Administrative Authority which shall be given only if the Administrative Authority is satisfied that the systems will conform to the following requirements:

1. Treated or untreated effluent shall not be discharged onto the surface of the ground.
2. Wastewater shall be disposed of on the parcel where it is generated, except as provided for in Section 721.2 of the UPC.
3. The reliability of proposed designs for alternate private sewage disposal systems shall be well-documented.
4. The system shall be capable of easy maintenance.
5. Installation and repair shall not require the use of extraordinary materials, parts, or equipment.
6. The system shall require a minimum of mechanical components for its operation.
7. The system shall not be highly energy consumptive.
8. Operation of the system shall not create health hazards, water pollution, or nuisance conditions.

Sec. I-3. AREA OF DISPOSAL FIELDS AND SEEPAGE PITS. The minimum effective absorptive 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. The required absorption area shall be as set forth in Table UPC Appendix I-6 in this ordinance for disposal fields, and as set forth in Table I-4 in the UPC for seepage pits. In addition, disposal fields and seepage pits 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 require absorption area.

2. Where leaching beds are permitted in lieu of trenches, the area of each such bed shall be at least 50% 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. 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 formation. The minimum required area of porous formation shall be provided in one or more seepage pits.

4. No excavation for a leach line or leaching bed shall extend with five (5) feet of the water table nor to a depth where sewage may contaminate an underground water stratum which may be usable for domestic purposes. The applicant shall supply satisfactory evidence of groundwater depth when required by the Administrative Authority.

Sec. 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 environmental health specialist, civil engineer, geologist or engineering geologist. Such tests or analyses 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) No seepage pit shall be permitted to serve a building if the absorption capacity of the soil surrounding the pit is less than 0.83 gal./sq.ft./day.

(f) 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. I-7. SEEPAGE PITS. (a) The capacity of seepage pits shall be based on the quantity of liquid waste discharging thereunto, and on the character and porosity of the surrounding soil as determined by such tests as may be required and shall comply with Sec. UPC Appendix 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 2 1/2 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 groundwater 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) Each seepage pit shall have a minimum sidewall of ten (10) feet below the inlet.

(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. 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 are hereby deleted in their entirety.

Sec. I-13. ALTERNATE PRIVATE SEWAGE DISPOSAL SYSTEMS.

(a) **DEFINITION.** Alternate private sewage disposal systems are specially-designed, engineered, and approved private sewage disposal systems suitable for use in localities where the Administrative Authority has determined that the presence of shallow groundwater, rock, or adverse soil, geologic, or hydrologic conditions makes the use of conventional sewage disposal systems potentially hazardous to public health. Alternate private sewage disposal systems shall be limited to "mound" systems and "subsurface sand filtration" systems as regulated herein.

(b) **GENERAL REQUIREMENTS.** Designs for alternate private sewage disposal systems may be accepted for review by the Administrative Authority when it has been adequately demonstrated that the character of the soil, geology, or hydrology of the site is such that a conventional private sewage disposal system will not function in accordance with recognized health and sanitation standards. Such systems shall be designed by a California-registered civil engineer or a California-registered geologist, who shall submit written verification upon completion of an alternate private sewage disposal system that the installation is in conformance with the approved design.

Properties served by alternate private sewage disposal systems shall be located within an approved on-site wastewater management district or equivalent governmental agency capable of providing necessary maintenance and repair services for private sewage disposal systems within its boundaries. Such systems shall conform with all applicable rules and regulations adopted by said district or agency.

The design and construction of alternate private sewage disposal systems shall comply with the requirements of this Section and with other appropriate criteria established by the Administrative Authority.

Component parts of alternate private sewage disposal systems shall comply with the applicable setback requirements in Table UPC Appendix I-1 of this Code. The construction and capacity of septic tanks installed as components of alternate systems shall comply with Section I-5 and Table I-2 in the UPC.

Leach lines, leaching beds, and seepage pits which are components of alternate systems shall comply with the applicable requirements of this Code. No portion of a distribution bed or related filter material which is a component of a mound or subsurface sand filtration system shall be installed under a walkway, parking area, driveway, or similar paved surface.

The sizing of mound or subsurface sand filtration systems shall be based upon the average percolation rate of the natural soil at the location and depth of the proposed system, and the number of bedrooms or plumbing fixture units, in accordance with this Code and other applicable standards for sizing conventional leachlines, leaching beds and seepage pits. No alternate private sewage disposal system shall be permitted where the percolation rate exceeds sixty (60) minutes per inch.

(c) **MOUND SYSTEMS.** A mound system is an alternate private sewage disposal system which utilizes pressurized piping to deliver effluent from a septic tank into an above-ground gravel distribution bed, from which the effluent percolates and is filtered through mounded sand fill into natural soil. Typical components of such systems include a septic tank, lift pump and wet well, pressurized effluent piping, a sand fill mound, a distribution bed composed of gravel filter material and perforated distribution piping, a cover of topsoil over the top and sloped sides of the mound.

The lift pump and wet well shall be designed to handle peak flow from the septic tank. In no case shall pump capacity be less than twenty (20) gallons per minute nor shall the pump motor be rated at less than one-half horsepower. The pump shall be approved for use in a sewage environment. The liquid holding capacity of the wet well shall be at least 300 gallons for one or two-bedroom dwelling units. An additional 100 gallons capacity shall be provided for each bedroom in excess of two. Equivalent capacity shall be provided for occupancies other than dwellings based on fixture unit calculations as set forth in this Code.

The wet well shall be fitted with automatic high and low level pump controls. Operation of the lift pump shall not cause surges in the liquid level within the tank. An alarm device shall be installed which will provide audio and visual warning signals to occupants of the property in advance of any overflow from the wet well.

Mounds shall not be installed on a slope greater than 12%. The base of the mound shall be located at least two (2) feet above the highest known seasonal groundwater elevation at the site and two (2) feet above fractured bedrock, if any. Fill material comprising the mound shall be clean sand having a uniform grain size distribution within the acceptable range indicated on Table UPC Appendix I-7 of this Code. Conformance with this grain size standard shall be determined by sieve analysis performed on representative samples taken prior to placement of the fill material onto the mound. The slope of the sides of the mound shall be not steeper than 3 horizontal to 1 vertical.

Distribution beds shall be level and shall be located a minimum of five (5) feet above the highest known seasonal groundwater elevation at the site. Filter material comprising the bed shall be clean gravel varying in size from .75 inch to 2.5 inches. The total thickness of the bed shall be sufficient to provide a minimum of twelve (12) inches of filter material below, and at least two (2) inches of such material above all distribution piping within the bed. Distribution piping shall uniformly distribute effluent over the entire area of the bed. Distribution beds shall be of sufficient size to limit the application rate for effluent to not more than 1.5 gallons per square foot per day.

After filter material has been placed over the piping, the distribution bed shall be covered with untreated building paper, straw, or similar porous material to prevent closure of voids when earth covering is added. Topsoil shall be placed to a depth of at least twelve (12) inches over the top of the distribution bed, and shall be placed on the sloping sides of the mound to a thickness of at least six (6) inches.

(d) **SUBSURFACE SAND FILTRATION SYSTEMS.** A subsurface sand filtration system is an alternate private sewage disposal system which utilizes gravity to deliver effluent from a septic tank to a subsurface gravel distribution bed, from which the effluent is filtered through a bed of sand to reduce organic matter and pathogenic organisms, and thence percolates into natural soil. Typical components of such systems include a septic tank, effluent piping, a subsurface distribution bed composed of gravel filter material and perforated distribution piping, a sand filtration bed, and a leaching bed, leach lines, or seepage pits.

Distribution beds shall be designed and constructed in a manner similar to that set forth for mound systems in subsection (c) above, using approved, perforated gravity-flow piping in lieu of pressurized piping. Sand filtration beds shall extend not less than five (5) feet vertically below and five (5) feet horizontally from the edges of any distribution bed. Filtration material shall be clean sand having a uniform grain size distribution within the acceptable range indicated on Table UPC Appendix I-7 of this Code. Conformance with this grain size standard shall be determined by sieve analysis performed on representative samples taken prior to placement of the filtration material into the filter bed excavation.

Section I-14 NON-HAZARDOUS LIQUID WASTE TRANSFER FACILITIES

Definition: A Non-Hazardous Liquid Waste Transfer Facility is a temporary holding facility for non-hazardous liquid waste from recreational vehicle holding tanks and portable toilets. A Non-Hazardous Liquid Waste Transfer Facility consists of a holding tank, liquid waste loading area with washdown equipment, associated piping, and holding tank liquid level alarm system.

1. Holding tank construction shall be consistent with UPC section I-5, with the exception that baffles are not required and only one access port is required.
2. All piping, including but not limited to materials, cleanouts, and venting, shall be consistent with UPC sections 715.0 through 720.0, inclusive.
3. Minimum setbacks for holding tanks shall be as follows:

Streams and Watercourses	50 feet
Wells	50 feet
Groundwater	5 feet
Structures	5 feet
Property Line	5 feet
On-Site Domestic Water Line	5 feet
Public Water Main	10 feet

4. Minimum holding tank capacity shall be not less than three times the anticipated daily loading to the holding tank and in no case shall be less than 1,000 gallons.
5. An alarm system constructed of durable, corrosion-resistant material shall be installed on each holding tank. This alarm shall give a conspicuous audio and visual indication whenever the tank becomes two-thirds full.
6. The liquid waste loading area shall consist of an impermeable, easily cleanable area designed and constructed in a manner which prevents the formation of insanitary conditions. A ¾ inch water hose connection shall be installed at the liquid waste loading area to allow connection of a hose for area washdown following holding tank pumping. An approved backflow prevention assembly shall be installed in the water service line to the hose connection. Provisions shall be made to store the washdown hose off the ground. A warning sign shall be posted at the water hose connection reading: **DANGER - UNSAFE WATER.**
7. Holding tanks shall be pumped by a licensed pumper as needed. Quarterly reports of holding tank pumping shall be submitted to the Ventura County Environmental Health Division by March 30, June 30, September 30, and December 31 of each year.
8. Offer to grant an easement to County Service Area 32 is required. A contractual maintenance agreement with a public utility may also be required.

Section I-15 CLUSTERED SYSTEMS

(a) **DEFINITION.** Clustered systems are comprised of three or more private sewage disposal systems with soil absorption components located in a common area on a single legal lot.

(b) **GENERAL REQUIREMENTS.** All components of clustered systems shall comply with all applicable requirements of this Code pertaining to private sewage disposal systems and the following additional requirements:

1. The primary (installed) soil absorption components of the clustered system shall provide 200% of the minimum area calculated for each structure connected to the clustered system pursuant to Section I-3 of this Code.

2. Land area providing for complete replacement of the primary soil absorption components of the clustered system shall be set aside for future expansion, and shall conform with Table UPC Appendix I-1 of this Code.

3. a. For residential structures, each private sewage disposal system comprising the clustered system shall be connected to not more than one dwelling unit within a structure.

b. For non-residential structures, each private sewage disposal system comprising a clustered system shall be connected to one or more structures with a combined daily wastewater discharge not to exceed 1,500 gallons.

4. The soil absorption component of each private sewage disposal system within the clustered system shall be located at least sixteen horizontal feet from the soil absorption component of any other private sewage disposal system within the same clustered system.

5. When a clustered system is (or can become) located on land jointly owned by more than one owner of the structures served (e.g., condominium projects), an easement and agreement approved by the Environmental Health Division providing for access to inspect, maintain, and repair/replace the clustered system shall be recorded in the Office of the County Recorder.

6. A monitoring well, constructed and maintained in conformance with procedures adopted by the Administrative Authority, shall be provided in an approved location.

7. All distribution boxes within the clustered system shall be fitted with risers extending to finish grade elevation.

8. The applicant for each clustered system shall provide a signed statement from a California-Certified Engineering Geologist, certifying the following:

a. The proposed clustered system site is free against the potential hazard from landslide, excessive settlement and slippage.

b. Incorporation of geotechnical and geologic recommendations in concert with safe construction practices is anticipated to result in a site which is considered geotechnically and geologically suitable for the intended use and will not adversely affect adjoining properties.

TABLE UPC APPENDIX I-1
 (Superscript numbers refer to footnotes (1)
 through (8) on next page

LOCATION OF SEWAGE DISPOSAL SYSTEMS

Minimum Horizontal Distance in Feet From:	Building Sewer	Septic Tank	Disposal Field	Seepage Pit	Subsurface Sand Filtration System	Mound System
Building or Structures ¹	2	5	8	8	8	20 ⁷
Property line adjoining private property	Clear ²	5	5	8	8	10
Water supply well on suction line	50 ³	50	100	150	100 ⁸	100
Streams, lakes, tidal waters or ocean waters	50	50	50	100	100	100
Large Trees	--	10	--	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	5	5
Distribution Box	--	--	5	5	--	--
Pressure public water main	10 ⁶	10	10	10	10	10

NOTE: When disposal fields an/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 closer than the horizontal distances specified above.

FOOTNOTES TO TABLE UPC APPENDIX I-1

- (1) Including porches and steps, whether covered or uncovered, breezeways, roofed port-cocheres, roofed patios, carports, covered walks, covered driveways and similar appurtenances.
- (2) See Section 313.3 of the UPC.
- (3) The distance may be reduced to not less than twenty-five (25) feet when approved 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(i) of the UPC).
- (5) See Sec. 720.0 of the UPC.
- (6) For parallel construction. For crossings, approval by the Administrative Authority is required.
- (7) This distance shall be increased to 30 feet when the system is located upslope of the structure.
- (8) This distance shall be increased to 150 feet when seepage pits are used as a component of the system.

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

ABSORPTION AREA REQUIREMENTS

Percolation Rate (Time in minutes required for water to fall one inch)	Required Absorption Area (Sq. ft. per bedroom using standard leach lines. 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 (e)	---

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

TABLE UPC APPENDIX I-7

ARTICLE 7 - AMENDMENTS TO THE
UNIFORM HOUSING CODE (UHC)

CHAPTER 1 - TITLE AND SCOPE

Section 104 - APPLICATION TO EXISTING BUILDINGS AND STRUCTURES.

104.2. RELOCATION. Buildings or structures moved into or within the County shall comply with the provisions of Article 2, Chapter 40 in this ordinance.

Section 105 - GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

CHAPTER 2 - ENFORCEMENT

Sec. 203. APPEALS BOARD.

203.1 - GENERAL. 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 2, Chapter 1, Section 105 in this ordinance. Appeals to the Board shall be processed in accordance with the provisions contained in Section 1201 in the UHC.

Sec. 204. VIOLATIONS AND PENALTIES. See Article 2, Chapter 1, Section 103 in this ordinance.

CHAPTER 3 - PERMITS AND INSPECTIONS

Sec. 302 FEES. Refer to Article 2, Chapter 1, Section 107 in this ordinance.

CHAPTER 5 - SPACE AND OCCUPANCY STANDARDS

Section 503 - ROOM DIMENSIONS

503.2. FLOOR AREA. 1. Every dwelling unit shall have at least one room which shall have not less than 120 square feet of floor area. Other habitable rooms, except kitchens, shall have an area of not less than 70 square feet.

2. Net floor area, as used herein, shall mean the total number of square feet of floor area in a dwelling unit based upon the interior dimensions of that dwelling unit excluding bathrooms, kitchens, halls, stairwells, closets, storage or utility space, and similar areas.

No dwelling unit shall be occupied or allowed to be occupied in such a manner that the maximum occupancy of the dwelling unit, as determined below, is exceeded.

3. Maximum occupancy shall be determined as follows:

For the first two occupants of any dwelling unit, there shall be a minimum of 220 square feet of net floor area. An additional 100 square feet of floor area shall be provided for every additional occupant of the dwelling unit.

EXCEPTION: Nothing in this section shall prohibit the use of an efficiency dwelling unit within a structure which complies with the requirements of UBC Section 310.7.

CHAPTER 12 - APPEAL

Section 1201 - GENERAL

1201.2. 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.

CHAPTER 14 - ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS

Section 1401 - COMPLIANCE

1401.1. GENERAL. After any order of the Building Official or a Board of Appeals made pursuant to this Code shall have become final, no person to whom any such order is directed shall fail, neglect, or refuse to obey any such order. Any such person who fails to comply with any such order shall be guilty of a misdemeanor or infraction.

**ARTICLE 8 - AMENDMENTS TO THE UNIFORM CODE FOR
THE ABATEMENT OF DANGEROUS BUILDINGS (DBC)**

CHAPTER 1 - TITLE AND SCOPE

Sec. 104 - GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

CHAPTER 2 - ENFORCEMENT

Sec. 203. VIOLATIONS AND PENALTIES. See Article 2, Chapter 1, Section 103 in this ordinance.

Sec. 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 2 in this ordinance. Appeals to the Board shall be processed in accordance with the provisions contained in Section 501 in the DBC.

CHAPTER 5 - APPEAL

Section 501 - GENERAL

501.2 PROCESSING 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.

**CHAPTER 7 - ENFORCEMENT OF THE ORDER OF THE BUILDING
OFFICIAL OF THE BOARD OF APPEALS**

Section 701 - COMPLIANCE

701.1 GENERAL. After any order of the Building Official or a board of appeals made pursuant to this Code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order shall be guilty of a misdemeanor/infraction.

ARTICLE 9 - AMENDMENTS TO APPENDIX CHAPTER 1 OF THE UNIFORM CODE FOR
BUILDING CONSERVATION (UCBC)

APPENDIX CHAPTER 1 - SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED
MASONRY BEARING WALL BUILDINGS

Section A100 - GENERAL

A100.1 PURPOSE. The purpose of this Division is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings.

The provisions of this Division are intended as minimum standards for structural seismic resistance established primarily to reduce the risk of life loss or injury. Compliance with these standards will not necessarily prevent loss of life or injury or prevent earthquake damage to rehabilitated buildings.

A100.2 SCOPE. The provisions of this Division shall apply to all existing buildings in Seismic Zones 3 and 4 which were constructed or under construction, or for which a building permit was issued, prior to May 10, 1962, having at least one unreinforced masonry wall. Except as provided herein, all other provisions of the Uniform Building Code shall apply.

EXCEPTIONS: This code shall not apply to:

1. Detached one or two story family dwellings, detached apartment houses containing less than 5 dwelling units and used solely for residential purposes, and hotels/motels containing less than 5 guest rooms.
2. Essential Facilities as defined in Table 16K of the Uniform Building Code.
3. Hazardous Facilities as defined in Table 16K of the Uniform Building Code.

This does not require alteration of existing electrical, plumbing, mechanical or fire safety systems.

A100.3 GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

A100.4 COUNTY ORDINANCE HISTORY. This article together with Article 1, Chapter 8 is a restatement of Ventura County Ordinance No. 3948 which it hereby supersedes. The section numbering has been revised to be consistent with the current numbering sequence found in the U.C.B.C.

Section A101 ADMINISTRATIVE PROVISIONS

A101.1 DEFINITIONS. For the purposes of this Division, the applicable definitions in the Uniform Building Code shall also apply.

HIGH RISK BUILDING is any building, other than an essential or hazardous building, having an occupant load of 100 occupants or more as determined by Section 1002.1 and Table 10-A of the Uniform Building Code.

EXCEPTIONS: A high risk building shall not include the following:

1. Any building having exterior walls braced with masonry crosswalls or woodframe crosswalls spaced less than 40 feet apart in each story. Crosswalls shall be full-story height with a minimum height of 1-1/2 times the story height.
2. Any building used for its intended purpose, as determined by the Building Official for less than 20 hours per week.

LOW RISK BUILDING is any building, other than an essential or hazardous building, having an occupant load of less than 20 occupants as determined by Section 1002.1, Table 10-A, of the Uniform Building Code.

MEDIUM RISK BUILDING is any building, not classified as a high-risk building or an essential or hazardous building, having an occupant load of 20 occupants or more as determined by Section 1002.1, Table 10-A of the Uniform Building Code.

A101.2 Rating Classifications. The rating classifications identified in Table A-9-A are hereby established and each building within the scope of this Division shall be placed in one such rating classification by the Building Official. The total occupant load of the entire building as determined by Section 1002.1, Table 10-A of the Uniform Building Code shall be used to determine the rating classification.

EXCEPTION: For purposes of this Division, portions of buildings constructed to act independently when resisting seismic forces may be placed in separate rating classifications.

A101.3 Compliance Requirements. 1. The owner of each building within the scope of this Division shall, upon service of an order and within the time limits set forth in this Division, cause a structural analysis to be made of the building by an engineer or architect licensed by the state to practice as such and, if the building does not comply with earthquake standards specified in this Division, the owner shall cause it to be structurally altered to conform to such standards or shall cause the building to be demolished.

2. The owner of a building within scope of this Division shall comply with the requirements set forth above by submitting to the Building Official for review within the stated time limits:

A. Within 270 days after service of the order, a structural analysis, which is subject to approval by the Building Official, and which shall demonstrate that the building meets the minimum requirements of this Division; or

B. Within 270 days after service of the order, the structural analysis and plans for structural alterations of the building to comply with this Division; or

C. Within 120 days after service of the order, plans for installation of wall anchors in accordance with the requirements specified in Section A113 of the UCBC; or

D. Within 270 days after service of the order, plans for the demolition of the building.

3. After plans are submitted and approved by the Building Official, the owner shall obtain a building permit and then commence and complete the required construction or demolition within the time limits set forth in Table No. A-9-B. These time limits shall begin to run from the date the order is served in accordance with Section A101.4.2, except that the time limit to commence structural alteration or demolition shall begin to run from the date the building permit is issued.

4. Owners electing to comply with A101.3 of this subsection are also required to comply with Items A101.2 or A101.4 of this subsection provided, however, that the 270-day period provided for in Items A101.2 or A101.4 and the time limits for obtaining a building permit and to complete structural alterations or building demolition set forth in Table A-9-B shall be extended in accordance with Table No. A-9-C. Each such extended time limit shall begin to run from the date the order is served in accordance with Section A101.4 except that the time limit to commence structural alterations or demolition shall begin to run from the date the building permit is issued.

A101.4 Administration.

A101.4.1 Order - Service. A. The Building Official shall, in accordance with the priorities set forth in Table No. A-9-C, issue an order as provided in this section of other owner of each buildings within the scope of this Division.

B. Prior to the service of an order as set forth in Table No. A-9-C, a bulletin may be issued to the owner as shown upon the last equalized assessment roll or to the person in apparent charge or control of a building considered by the Building Official to be within the scope of this Division. The bulletin may contain information the Building Official deems appropriate. The bulletin may be issued by mail or in person.

A101.4.2 Order - Priority of Service. Priorities for the service of the order for buildings within the scope of this Division shall be in accordance with the rating classification as shown on Table No. A-9-C. Within each separate rating classification, the priority of the order shall normally be based upon the occupant load of the building. The owners of the buildings housing the largest occupant loads shall be served first. The minimum time period prior to the service of the order as shown on Table No. A-9-C shall be measured from the effective date of this Division. The Building Official may, upon receipt of a written request from the owner, order such owner to bring his building into compliance with this Division prior to the normal service date for such building set forth in this Division.

A101.4.3 Order - Contents. The order shall be in writing and shall be served either personally or by certified or registered mail upon the owner as shown on the last equalized assessment roll, and upon the person, if any, in apparent charge or control of the building. The order shall specify that the building has been determined by the Building Official to be within the scope of this Division and, therefore, is required to meet the minimum seismic standards of this Division. The order shall specify the rating classification of the building and shall be accompanied

by a copy of Section A101.3, which sets forth the owner's alternatives and time limits for compliance.

A101.4.4 Appeal from Order. The owner of the building may appeal the Building Official's initial determination that the building is within the scope of this Division to the Board of Appeals established by Section 105 of the Ventura County Building Code. Such appeal shall be filed with the Board within 60 days from the service date of the order described in Section A101.4. Any such appeal shall be decided by the Board no later than 90 days after writing and the grounds thereof shall be stated clearly and concisely. Requests for modifications from any other determinations, orders or actions by the Building Official pursuant to this Division shall be made in accordance with the procedures established in Sections 104.2.7 and 104.2.8 of the Uniform Building Code.

A101.4.5 Recordation. At the time that the Building Official serves the aforementioned order, the Building Official shall also file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Division and is a potentially earthquake hazardous building. The certificate shall also state that the owner thereof has been ordered to structurally analyze the building and to structurally alter or demolish it where compliance with this Division has not been demonstrated.

If the building is either demolished, found not to be within the scope of this Division or is structurally capable of resisting minimum seismic forces required by this Division as a result of structural alterations or an analysis, the Building Official shall file with the Office of the County Recorder a form terminating the status of the subject building as being classified within the scope of this Division.

A101.4.6 Enforcement. If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this Division within any of the time limits set forth in Section A101.3, the Building Official shall verify that the owner of record of this building has been properly served. If the order has been served on the owner of record, then the Building Official shall order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within 90 days after the date the building has been ordered vacated or such additional time as may have been granted by the Board of Appeals, the Building Official may order its demolition in accordance with the provisions of Section 102 of the Uniform Building Code.

Section A102 GENERAL REQUIREMENTS

A102.1 GENERAL. All buildings shall have a seismic resisting system conforming with Section 1603.3 of the Uniform Building Code, except as modified by this Division.

A102.2 Alterations and Repairs. Alterations and repairs required to meet the provisions of this Division shall comply with all other applicable requirements of the Uniform Building Code unless specifically provided for in this Division.

(c) **A102.3 Requirements for Plans.** The following construction information shall be included in the plans required by this Division.

1. Accurately dimensioned floor and roof plans showing existing walls and the size and spacing of floor and roof framing members and sheathing material. The plans shall indicate all existing and new crosswalls and their materials of construction. The location of the crosswalls and their openings shall be fully dimensioned and drawn to scale on the plans.

2. Accurately dimensioned wall elevations showing openings, piers, wall classes as defined in Section A106.3, thicknesses, and heights, wall shear test locations, cracks or damaged portions requiring repairs, the general condition of the mortar joints, and if and where the joints require pointing. Where the exterior face is veneer, the type of veneer, its thickness and its bonding and/or ties to the structural wall masonry shall also be reported.

3. The type of interior wall and ceiling surfaces.

4. The extent and type of existing wall anchorage to floors and roof when utilized in the design.

5. The extent and type of parapet corrections which were previously perform, if any.

6. Repair details, if any, of cracked or damaged unreinforced masonry walls required to resist forces specified in this Division.

7. All other plans, sections, and details necessary to delineate required retrofit construction including those items in Section A113.

TABLE NO. A-9-A RATING CLASSIFICATIONS	
TYPE OF BUILDING	CLASSIFICATION
Essential Building	I
Hazardous Building	I
High-Risk Building	II
Medium-Risk Building	III
Low-Risk Building	IV

TABLE NO. A-9-B TIME LIMITS FOR COMPLIANCE			
Required Action by Owner	Obtain Building Permit Within	Commence Construction Within	Complete Construction Within
Structural Alteration or Building Demolition	1 year ¹	180 days ²	3 years ²
Wall Anchors	180 days ¹	270 days ²	1 year ²

¹Measured from date of service of order.

²Measured from date of building permit issuance.

TABLE A-9-C EXTENSIONS OF TIME AND SERVICE PRIORITIES			
Rating Classification	Occupant Load	Extension of Time if Wall Anchors are Installed	Periods for Service of Order
I (Highest Priority)	N/A	N/A	N/A
II	100 or more	1 year	180 days
III-A	100 or more	1 year	1 year
III-B	More than 50 but Less than 100	1 year	2 years
III-C	More than 19 but Less than 51	1 year	3 years
IV (Lowest Priority)	Less than 20	1 year	4 years

ADOPTED this 13th day of May, 1997 by the following vote:

AYES: Supervisors Lacey, Schillo, Long, and Mikels.

NOES: None.

ABSENT: Supervisor Flynn.

Judy Mikels
Chair, Board of Supervisors

CHAIR, PRO TEMPORE

ATTEST:

RICHARD D. DEAN, County Clerk,
County of Ventura, State of
California, and ex officio
Clerk of the Board of Supervisors
thereof.



By Roberta Rodriguez
Deputy Clerk