



ORDINANCE 1200

**AN ORDINANCE OF THE
COUNTY OF VENTURA,
ADOPTING BY REFERENCE
THE UNIFORM BUILDING CODE,
VOLUMES I & III, 1961 EDITION.**

ADOPTED APRIL 10, 1962.

ORDINANCE NO. 1200

AN ORDINANCE ADOPTING BY REFERENCE VOLUMES I AND III OF THE 1961 EDITION OF THE "UNIFORM BUILDING CODE", AS PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND INCORPORATING THE SAID "UNIFORM BUILDING CODE" INTO THE VENTURA COUNTY ORDINANCE CODE.

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

SECTION 1.

Sections 3111, 3111.3, 3121, 3123, 3124 and 3125 of the Ventura County Ordinance Code are amended to read as follows:

Sec. 3111 - Uniform Building Code. The "Uniform Building Code", Volumes I and III, 1961 Edition, published by the International Conference of Building Officials (hereinafter called the Uniform Building Code) with the exception of section 205 thereof, is hereby adopted and incorporated herein by reference as though set forth in full; provided, however, that the Uniform Building Code shall be subject to the amendments and additions in this Chapter contained; provided further, however, that whenever any of the words or titles enumerated in the following subsections appear in the Uniform Building Code, such words or titles shall have the meaning set forth in the following subsections.

Sec. 3111.3 - "Building Official". Wherever the term "Building Official" appears in the said Uniform Building Code it shall mean, and be understood as referring to, the Chief Building Inspector of the County of Ventura.

Sec. 3121 - Amending Section 103. Section 103 of said Uniform Building Code is amended to read as follows:

- (a) New Buildings and structures hereafter erected in the city, and buildings and structures moved into or moved within the city shall conform to the requirements of this Code. The term "buildings and structures" shall include sign structures of 60 sq. ft. or larger. Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in sections 104, 306 and 502 of this Code.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

- (b) A permit shall be issued without fee and no inspection shall be required and the provisions of this Chapter shall not apply to any building or structure on property held under one legal management having an area of two and one-half acres or more when such property is used primarily for agricultural purposes, and when such buildings or structures are to be used exclusively as agricultural accessory buildings. Accessory building is defined as follows: An accessory building is a building, the use of which is incidental to the use of the main building or structure, and includes but is not limited to, the following structures: sheds, tool houses, private workshops, laboratories, shelters for goods, produce, poultry or livestock and similar buildings, intended only for the owner's use and not offered for sale, rent or hire. The term shall not include private garages or buildings used for human occupancy.

A permit shall be issued without fee and no inspection shall be required, and the provisions of this chapter shall not apply to any house court or residence court constructed for, and used exclusively as a labor camp, provided, however, that the Ventura County Planning Commission shall have first approved the location and use of such camp before the permit shall be issued.

- (c) In order to properly maintain and safeguard healthful living conditions, it is hereby declared unlawful to use any discarded, used, second-hand, salvaged, abandoned, or replaced street cars, box cars, refrigerator cars, motor bus bodies, trailers or similar means of conveyance, or structures of similar nature or construction, for places of habitation, residence or business in this county.
- (d) This Building Code shall cover all buildings or structures coming within the scope and requirements of the "Riley Act", Part 3, Division 13 of the Health and Safety Code of the State of California and all buildings or structures being or to be used for human occupancy.

Sec. 3123 - Amending sections 302(a) and 302(d). Sections 302(a) and 302(d) of said Uniform Building Code are amended as follows:

Section 302(a) - Issuance. The application, plans and specifications filed by an applicant for a permit shall be checked by the Building Official. Such plans may be reviewed by other departments of the county to check compliance with the laws and ordinances under their jurisdiction. If the Building Official is satisfied that the work described in an application for permit and the plans filed therewith conform to the requirements of this Code and other pertinent laws and ordinances, he shall issue a permit therefor to the applicant.

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

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

Section 302(d) - Expiration. Every permit issued by the Building Official under the provisions of the Code shall expire by limitation and become null and void in two (2) years or if the building or work authorized by such permit is not commenced within 60 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 120 days. Before such work can be recommenced a new permit shall be first obtained so to do, and the fee therefor shall be one-half the amount required for a new permit for such work; provided no changes have been made or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one year.

Sec. 3124.- Amending section 303(a). Section 303(a) of said Uniform Building Code is amended to read as follows:

Section 303(a) - Building Permit fees. No building permit shall be issued until a fee is paid to the Building Official according to the schedule of rates set forth in this section. In calculating the amount of the fee, the valuation of the work shall be determined by the Building Official.

SCHEDULE OF FEES

<u>Valuation of Work</u>	<u>Fee</u>
Less than \$100	No Fee (No permit required.)
\$100 to, and including, \$1,000	\$4.00
More than \$1,000 to, and including, \$25,000	\$4.00 plus an additional \$3.00 for each \$1,000, or fraction thereof, in excess of \$1,000.
More than \$25,000 to, and including, \$50,000	\$76.00, plus an additional \$2.50 for each \$1,000, or fraction thereof, in excess of \$25,000.
More than \$50,000 to, and including, \$100,000	\$138.50 plus an additional \$1.50 for each \$1,000, or fraction thereof, in excess of \$50,000.
More than \$100,000	\$213.50, plus an additional \$1.00 for each \$1,000, or fraction thereof, in excess of \$100,000.

Moving Structures & Buildings.

An investigation fee of \$15.00 shall be charged to check a structure in Ventura County prior to its acceptance or rejection for relocating in or into the unincorporated area of Ventura County.

An investigation fee of \$50.00 shall be charged to check a structure prior to its acceptance or rejection for relocating into the unincorporated area of Ventura County from counties adjacent to Ventura County.

No investigation fee will be refunded.

Refunding of Permit Fees.

A valid permit may be cancelled by the owner or holder at his discretion within 60 days after permit date.

The refund shall be 75% of the permit fee on all permit fees in excess of \$10.00. No refund shall be made on permit fees of \$10.00 or less.

This chapter and the Uniform Building Code shall have no application to any work by, or on behalf of, any governmental agency whether city, county, state or federal.

Whenever work subject to the provisions of the Uniform Building Code is begun without the required permit, the Building Official shall, upon learning of this, inspect such work and collect from the person doing such unauthorized work a special investigation fee of \$10.00 in addition to the required permit fees. Payment of such special investigation fee shall not serve to excuse any violation of the Uniform Building Code that may already have been committed nor exempt the person so violating from a prosecution for such prior violation.

Sec. 3125 - Amending Section 304(a). Section 304(a) of said Uniform Building Code is amended to read as follows:

Section 304(a) - Inspections Required. The Building Official shall inspect or cause to be inspected at various intervals during the erection, construction, enlarging, alteration, repairing, moving demolition, conversion, occupancy and underpinning all buildings or structures referred to in this Code and located in the County, and a final inspection shall be made of such buildings or structures hereafter erected prior to the issuance of the Certificate of Occupancy as required in section 306.

SECTION 2.

Sections 3126, 3127 and 3131 of the Ventura County Ordinance Code are repealed.

SECTION 3.

Section 3128 of the Ventura County Ordinance Code is renumbered section 3126.

SECTION 4.

Sections 3127, 3128 and 3129 are added to the Ventura County Ordinance Code.

Sec. 3127 - Amending section 3102. Section 3102 of said Uniform Building Code is amended to read as follows:

Sec. 3102. Concrete slab floors shall be not less than three and one-half inches (3½") thick. Topping when poured monolithic with the slab may be included as a structural part of the slab. Sleepers

for the nailing of a wood floor shall not decrease the required structural depth of the slab unless placed in the direction of span and then shall be placed not more than one-half inch ($\frac{1}{2}$ ") into the slab.

Sec. 3128 - Amending section 2805(a). Section 2805(a) of said Uniform Building Code is amended to read as follows:

Sec. 2805(e). When, in the opinion of the Building Official, the type and class of soil is uncertain, he shall require a special soil investigation by a competent soils engineer.

Where expansive soils are encountered either in a subdivision or a private dwelling, the Building Official shall have the authority to determine the type of foundation required to make the dwelling safe from movement and protect the buyer from having the concrete floor and foundation move as the result of expansive soil conditions.

The Building Official shall also require the following conditions be met for foundation construction on expansive soils.

- (1) The outside foundation walls shall be 12" deeper than those values set forth in Table No. 28-A of said Uniform Building Code and shall be reinforced with two $\frac{1}{2}$ " in diameter bars both top and bottom.
- (2) A blanket of gravel six inches thick shall be placed under the concrete floors within the foundation area.
- (3) The concrete floor shall be reinforced with $\frac{3}{8}$ " in diameter reinforcing bars at 24 inch spacing in two directions.
- (4) All interior bearing partitions shall conform to the requirements of Table 28-A of said Uniform Building Code with the addition of two $\frac{1}{2}$ " diameter reinforcing bars continuous in the footing.

Sec. 3129 - Amending Section 3203(f) 1. Section 3203(f) 1. of said Uniform Building Code is amended to read as follows:

Sec. 3203(f) 1. Any composition roofing or roll roofing shall have a fire-retardant value as set

forth in Table No. 32A of not less than 10. Any built up composition roofing consisting of layers of roofing felt, felt membrane, or gravel shall have a fire-retardant value as set forth in Table 32A of not less than 13. Any built up roofing that is not completed within 48 hours shall have a solid glazing of hot mopped asphalt.

PASSED, APPROVED AND ADOPTED this 10th day of April
_____, 1962.

J. K. MACDONALD

Chairman, Board of Supervisors of the
County of Ventura, State of California

ATTEST:

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

By: Wilma Howery
Deputy Clerk

STATE OF CALIFORNIA)
County of Ventura) ss

I, ROBERT L. HAMM, County Clerk and the ex-officio Clerk of the Board of Supervisors of the County of Ventura, State of California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 1200, passed and adopted by said Board of Supervisors on the 10th day of April, 19 62, and that upon the passage of said ordinance the votes were as follows:

AYES: Supervisor **Robinson, Ireland, Carty and MacDonald.**

NOES: **None.**

ABSENT: **Supervisor Lefever**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Board of Supervisors of the County of Ventura, State of California, this 11th day of April, 19 62.

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

By *Wilma Hawery*
Deputy

(SEAL)