

ORDINANCE 3665

**AN ORDINANCE OF THE COUNTY OF VENTURA
AMENDING THE VENTURA COUNTY BUILDING CODE
AND ADOPTING BY REFERENCE THE
UNIFORM BUILDING CODE, 1982 EDITION,
UNIFORM BUILDING CODE STANDARDS,
1982 EDITION,
UNIFORM HOUSING CODE, 1982 EDITION,
UNIFORM CODE FOR THE ABATEMENT OF
DANGEROUS BUILDINGS, 1982 EDITION,
NATIONAL ELECTRICAL CODE, 1981 EDITION,
UNIFORM PLUMBING CODE, 1982 EDITION,
AND THE UNIFORM MECHANICAL CODE,
1982 EDITION,
TOGETHER WITH AMENDMENTS THERETO.**

ADOPTED NOVEMBER 22, 1983.

BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA

TUESDAY, NOVEMBER 22, 1983, AT 8:30 O'CLOCK A. M.

ORD. 3665 // 206

ADOPTING ORDINANCE NO. 3665; BY REFERENCE CURRENT EDITIONS OF CERTAIN BUILDING CODES

An Ordinance of the County of Ventura Amending the Ventura County Building Code and Adopting by Reference the Current Editions of Certain Model Codes, Together with Amendments thereto

is presented to the Board at this time, and upon motion of Supervisor Dougherty, seconded by Supervisor Lacey, and duly carried, it is ordered that the same be passed and adopted as an ordinance of the County of Ventura, to be known as Ordinance No. 3665.

Board members vote as follows:

Ayes: Supervisors Lacey, Jones, Erickson, Dougherty, Flynn

Noes: None

Absent: None

All members of the Board present voting on the passage and adoption of said ordinance, it is hereby declared and ordered that said ordinance is hereby passed and adopted as an ordinance of the County of Ventura, to be known as Ordinance No. 3665.

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

COPIES TO:

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Item 4
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AN ORDINANCE OF THE COUNTY OF VENTURA AMENDING THE VENTURA COUNTY BUILDING CODE AND THE VENTURA COUNTY ORDINANCE CODE, AND ADOPTING BY REFERENCE THE CURRENT EDITIONS OF CERTAIN MODEL CODES AS FOLLOWS: UNIFORM BUILDING CODE, 1982 EDITION; UNIFORM BUILDING CODE STANDARDS, 1982 EDITION; UNIFORM HOUSING CODE, 1982 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1982 EDITION; NATIONAL ELECTRICAL CODE, 1981 EDITION; UNIFORM PLUMBING CODE, 1982 EDITION; AND THE UNIFORM MECHANICAL CODE, 1982 EDITION, TOGETHER WITH AMENDMENTS THERETO.

The Board of Supervisors of the County of Ventura does ordain

A. The Ventura County Building Code (VCBC) is hereby amended as follows.

1. Section 1-5 of the VCBC shall read:

Sec. 1-5. CONFLICTS. Wherever conflicts occur between the technical 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.

2. Subsection (b) of Section 2-2 of the VCBC shall read:

(b) DEPUTIES. In accordance with the procedures and 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.

3. Subsection (h) of Section 2-2 of the VCBC is deleted in its entirety. A new subsection (h) is added, to read:

(h) 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 may record a Notice of Noncompliance with the office of the County Recorder and shall notify the owner of the property of such action. The Notice of Noncompliance shall describe the property, shall set forth the noncomplying conditions, and shall state that the property owner has been so notified.

The Building Official shall submit a Release of Noncompliance Notice to the County Recorder when it is determined that 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 for submittal of a Release of Noncompliance Notice.

4. Section 2-4 of the VCBC shall read:

Section 2-4. VIOLATIONS AND PENALTIES. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, install, or maintain any building or structure or building service equipment in the County, or cause or permit the same to be done, in violation of the provisions of this Code.

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.

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.

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.

Any person convicted of a misdemeanor, the penalty for which is not otherwise prescribed, shall be punishable by a fine of not more than five hundred dollars (\$500) or by imprisonment for not more than six (6) months or by 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 fifty dollars (\$50) for the first violation; (b) a fine not exceeding one hundred dollars (\$100) for a second violation of the same provision within one year; and (c) a fine not exceeding two hundred fifty dollars (\$250) for each additional violation of the same provision within one year.

5. Subsection (b) of Section 2-5 of the VCBC shall read:

(b) EXEMPTIONS: AGRICULTURAL BUILDINGS. The provisions of this Code with respect to plan review and inspection shall not apply to agricultural buildings as specified herein, provided that all of the following conditions are met.

1. The building is located on a parcel zoned A-E in accordance with Article 2 of Division 8 of the Ventura County Ordinance Code and such parcel is used primarily for agricultural purposes;

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;

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 or for the production, marketing, or storage of horticultural products.

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

6. Subsection (e) of Section 2-5 of the VCBC shall read:

(e) EXPIRATION OF PERMIT; EXTENSIONS. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days after the date of issuance of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall first be obtained to do so, and the fee therefor shall be one-half of the amount required for a new permit for such work providing no changes have been made or will be made in the original plan and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may, without requiring payment of an additional permit fee, extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new permit fee based upon the valuation and extent of work remaining to complete the project, but such fee shall not exceed one-half the original permit fee.

7. Subsection (h) of Section 2-5 shall read:

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

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

8. Subsection (a) of Section 2-9 of the VCBC shall read:

(a) GENERAL. Fees for permits and services rendered pursuant to this Code shall be paid as set forth in this Code and in accordance with a Fee Schedule established by the Board of Supervisors.

9. Subsection (c) is hereby added to Section 2-9 of the VCBC to read:

(c) CANCELLATION FEE. Refunds of fees for permits and services associated with construction projects which are cancelled 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.

10. Section 2-10 of the VCBC shall read:

Sec. 2-10. 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 twenty-five (\$25) or less exclusive of 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.

(d) 95% of any plan review fee, less cancellation fee, shall be refundable when the permit application is withdrawn or cancelled prior to commencement of plan review.

(e) 95% of any permit fee, less cancellation fee, shall be refundable when none of the work covered by such permit has commenced.

(f) 95% of any Board of Appeals hearing fee, less cancellation fee, shall be refundable when such hearing is cancelled 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 180 days 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 cancelled or abandoned subsequent to partial completion of the building or work authorized by a permit.

11. Section 3-1 of the VCBC is hereby amended by adding a definition for "building service equipment" after the definition of "Building Official," to read:

"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.

12. Section 4-1 of the VCBC shall read:

Sec. 4-1. ADOPTION. Those building codes known as the "Uniform Building Code," 1982 Edition, and the "Uniform Building Code Standards," 1982 Edition, which codes were promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which, among other things, is to protect the public health and safety as set out in Section 102 of the Uniform Building Code, are hereby adopted and enacted as the primary building codes of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

13. Section 303(d) in the 1982 edition of the Uniform Building Code is added to Article IV of the VCBC to read:

Sec. UBC 303(d) EXPIRATION. Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days 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 180 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.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay an additional permit fee as set forth in Sec. UBC 304(a) of this Code.

14. Section UBC 304(a) of the VCBC shall read:

Sec. UBC 304(a). BUILDING PERMIT FEES. A fee for each building permit shall be paid in accordance with Table UBC 3-A in the Fee Schedule. All references to "Table 3-A" in the published edition of the Uniform Building Code shall mean Table UBC 3-A 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 work or permanent equipment.

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

15. Section UBC 304(b) of the VCBC shall read:

Sec. UBC 304(b). PLAN REVIEW FEES. When a plan is required to be submitted by Sec. 2-7 of this Code and Sec. 302(b) in the UBC, a plan review fee shall be paid at the time of submission of plans and specifications. Plan review fees shall be calculated in accordance with the Fee Schedule.

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, the plan review fee may be calculated in accordance with the hourly rate for such service as set forth in the Fee Schedule.

The amount of the initial plan review fee for submittal of a "standard plan" as defined herein shall be the full plan review fee as specified above. The plan review fee for subsequent submittals of a plan which qualifies as a standard plan shall be one-half 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 approval plan. A standard plan shall be void three years after its approval or upon revision of the application codes under which it was reviewed, or at the discretion of the Building Official.

16. Section 305(a) in the 1982 edition of the Uniform Building Code is added to Article IV of the VCBC to read:

Sec. UBC 305(a). INSPECTIONS. All construction or work for which a permit is required shall be subject to inspection by the Building Official, and certain types of construction shall have continuous inspection by special inspectors as specified in Section 306.

A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans and/or is situated at an elevation with respect to mean sea level such that it is in compliance with federal, state, or County regulations pertaining to construction in flood-prone areas.

It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

17. Table No. 3-A in the 1982 edition of the Uniform Building Code is deleted in its entirety.

18. Subsection (f) of Sec. UBC 1602 in the VCBC shall read:

(f) WAIVER OF REQUIREMENTS. The Building Official may waive requirements (a) through (e) 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.

19. Section UBC APPENDIX in the VCBC shall read:

Sec. UBC APPENDIX. CHAPTERS 7, 11, 49, 55, 57, and 70 are hereby adopted as part of this Code with modifications as set forth below. The following chapters of the Appendix are hereby deleted in their entirety: Chapters 1, 12, 23, 32, 35, 38, 51, and 53.

20. Section 5-1 of the VCBC shall read:

Sec. 5-1. ADOPTION. That housing code known as the "Uniform Housing Code," 1982 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which, among other things, is to protect the public health and safety as set out in Section 102 of said code, is hereby adopted and enacted as the primary housing code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein with specific modifications as indicated below.

21. Section UHC 302 of the VCBC shall read:
Sec. UHC 302. FEES. Refer to Section 2-9 in this ordinance.

22. Section 1401(a) in the 1982 edition of the Uniform Housing Code is added to Article V of the VCBC to read:

Sec. UHC 1401(a). COMPLIANCE. 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.

23. Section 6-1 of the VCBC shall read:

Sec. 6-1. ADOPTION. That code known as the "Uniform Code for the Abatement of Dangerous Buildings," 1982 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which, among other things, is to protect the public health and safety as set out in Section 102 of said Code, is hereby adopted and enacted as the code for abatement of dangerous buildings in the County and made part of this Code by reference with the same force and effect as if fully set forth herein with specific modifications as indicated below. Such code will be referred to herein as the Dangerous Buildings Code.

24. Section 701(a) in the 1982 edition of the Dangerous Buildings Code is added to Article VI of the VCBC to read:

Sec. DBC 701(a). COMPLIANCE. 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.

25. Section 7-1 of the VCBC shall read:

Sec. 7-1. ADOPTION. That electrical code known as the "National Electrical Code," 1981 Edition, promulgated and published by the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210, the purpose and subject matter of which, among other things, is to provide wiring and electrical apparatus in order to safeguard persons and property from electrical hazards, is hereby adopted and enacted as the primary electrical code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

26. Section 8-1 of the VCBC shall read:

Sec. 8-1. ADOPTION. That plumbing code known as the "Uniform Plumbing Code," 1982 Edition, and appendices A, B, C, D, G, H, and I, promulgated and published by the International Association of Plumbing and Mechanical Officials, 5032 Alhambra Avenue, Los Angeles, California 90032, the purpose and subject matter of which is to protect public health and safety by establishing minimum regulations for the installation, alteration, or repair of plumbing and drainage systems, is hereby adopted and enacted as the primary plumbing code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein, subject to the following amendments.

27. Section 8-2 in the VCBC shall read:

Sec. 8-2. AMENDMENTS. Refer to Section 2-11 in this ordinance for an explanation of the section numbering and cross-referencing system used below. The Uniform Plumbing Code is hereby amended as follows.

28. Section UPC Part I is added to Article VIII of the VCBC to read:
Sec. UPC Part I. ADMINISTRATION. Sections 10.1 through 20.14 inclusive on pages 1a through 6a in the UPC are hereby deleted in their entirety.

29. Section UPC 120(b) of the VCBC shall read:
Sec. UPC 120(b). 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.

30. Section 401 in the 1982 edition of the Uniform Plumbing Code is added to Article VIII of the VCBC to read:

Sec. UPC 401. MATERIALS OF DRAINAGE SYSTEMS.

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

(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.

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

(3) No vitrified clay pipe or fittings shall be used above ground and shall be kept at least twelve (12) inches (.3m) below ground.

(b) Drainage fittings shall be of cast iron, malleable iron, lead, brass, copper, ABS, PVC, vitrified clay, or other approved materials having a smooth interior waterway of the same diameter as the piping served and all such fittings shall conform to the type of pipe used.

(1) Fittings on screwed pipe shall be of the recessed drainage type. Burred ends shall be reamed to the full bore of the pipe.

(2) The threads of drainage fittings shall be tapped so as to allow one fourth (1/4) inch per foot (20.9mm/m) grade.

31. Section 1004 in the 1982 edition of the Uniform Plumbing Code is added to Article VIII of the VCBC to read:

Sec. UPC 1004. MATERIALS OF WATER DISTRIBUTION SYSTEMS.

(a) Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron; galvanized steel, lead or other approved materials. Asbestos-cement, PE, or PVC water pipe manufactured to recognized standards may be used for cold water distribution systems outside a building. All materials used in the water supply system, except valves and similar devices shall be of a like material except where otherwise approved by the Administrative Authority.

(b) Cast iron fittings up to and including two (2) inches (50.8mm) in size, when used in connection with potable water piping shall be galvanized.

(c) All malleable iron water fittings shall be galvanized.

(d) Piping and tubing which has previously been used for any purpose other than for potable water systems shall not be used.

(e) Approved plastic materials may be used in water service piping, provided that where metal water service piping is used for electrical grounding purposes, replacement piping therefore shall be of like materials.

Exception: Where a grounding system, acceptable to the Administrative Authority is installed, inspected and approved, metallic pipe may be replaced with non-metallic pipe.

32. Subsection (e) of Section UPC APPENDIX I-4 of the VCBC shall be relettered as subsection (f) and a new subsection (e) shall be inserted to read:

(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.

33. Section 9-1 in the VCBC shall read:

Sec. 9-1. ADOPTION. That mechanical code known as the "Uniform Mechanical Code," 1982 Edition, and Appendices A, B, and C, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which, among other things, is to protect public health and safety as stated in Section 102 of said code, is hereby adopted and enacted as the primary mechanical code 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.

34. Section 10-3 of the VCBC shall read:

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

Each application shall be accompanied by the required investigation fee to cover the costs of processing the application, inspecting the buildings 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 Fee Schedule to cover increased costs of inspection and mileage.

35. Section 10-8 of the VCBC shall read:

Sec. 10-8. PERMIT ISSUANCE AND FEES. Before a permit is issued for the relocation, reconstruction, or repair of a building or structure, required fees shall be paid for building, electrical, plumbing, mechanical, grading, or other work when applicable. The required permits, together with the investigation report, shall comprise the "relocation permit" for the purposes of this Article.

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

36. Section 12-1 of the VCBC shall read:

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

37. Section 12-3 of the VCBC shall read:

Sec. 12-3. 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:

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

(b) Requirements for an approved foundation system.

(c) Requirements for approved electrical, plumbing, and sewage disposal facilities.

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

38. Section 13-1 of the VCBC shall read:

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

39. Section 13-2 of the VCBC shall read:

Sec. 13-2. COPIES OF CODE FOR SALE TO PUBLIC. Copies of the Ventura County Building Code shall be made available in the office of the Division of Building and Safety for examination and purchase by the public at a price not to exceed the actual cost thereof to the County plus a reasonable handling charge as established by the Building Official.

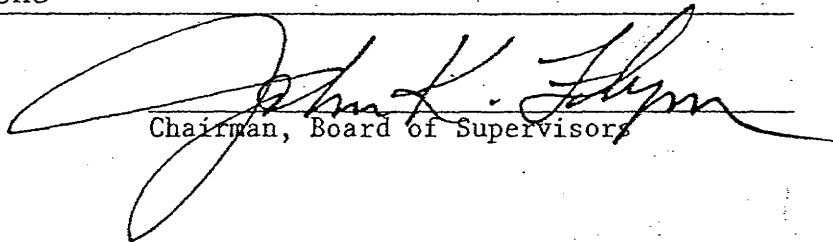
B. Article 5 of Chapter 2 Division 6 of the Ventura County Ordinance Code, Sections 6270 to 6273 inclusive, is hereby repealed.

ADOPTED this 22nd day of November, 1983 by the following vote:

AYES: Supervisors Lacey, Jones, Erickson, Dougherty
Flynn


NOES: None

ABSENT: None


Chairman, Board of Supervisors

ATTEST:

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

By 
Deputy Clerk

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