

# VENTURA COUNTY BUILDING CODE

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Compiled by

THE RESOURCE MANAGEMENT AGENCY  
DIVISION OF BUILDING AND SAFETY

Ventura

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

Camarillo

601 Carmen Drive, Camarillo, CA 93010  
(805) 388-4270

East County

1414 E. Thousand Oaks Blvd.  
Suite 109  
Thousand Oaks, CA 91362  
(805) 494-1988

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COUNTY OF VENTURA BUILDING AND SAFETY

ADOPTION DATES OF THE MODEL CODES  
 BY: JERRY WILLIAMS

	EDITION	EDITION	EDITION	EDITION
CODE	1991	1990	1988	1987
UNIFORM BUILDING CODE	AUG. 14, 1992	N / A	AUG. 11, 1989	N / A
UNIFORM PLUMBING CODE	AUG. 14, 1992	N / A	AUG. 11, 1989	N / A
UNIFORM MECHINAL CODE	AUG. 14, 1992	N / A	AUG. 11, 1989	N / A
NATIONAL ELECTRICAL CODE	N / A	JULY 1, 1992	N / A	AUG. 11, 1989

The Ventura County Building Code, as shown herewith, is a compilation of the following ordinances adopted by the Ventura County Board of Supervisors.

<u>Ordinance no.</u>	<u>Effective date</u>
3773	June 19, 1986
3778	July 31, 1986
3904	August 11, 1989
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# **ORDINANCE 4002**

**AN ORDINANCE OF THE COUNTY OF VENTURA  
AMENDING THE VENTURA COUNTY BUILDING CODE  
AND ADOPTING BY REFERENCE  
THE UNIFORM BUILDING CODE, 1991 EDITION,  
UNIFORM BUILDING CODE STANDARDS, 1991 EDITION,  
UNIFORM HOUSING CODE, 1991 EDITION,  
UNIFORM CODE FOR THE ABATEMENT OF  
DANGEROUS BUILDINGS, 1991 EDITION,  
NATIONAL ELECTRIC CODE, 1990 EDITION,  
UNIFORM PLUMBING CODE, 1991 EDITION,  
AND UNIFORM MECHANICAL CODE, 1991 EDITION;  
TOGETHER WITH AMENDMENTS THERETO.**

**ADOPTED AUGUST 14, 1992.**

AN ORDINANCE OF THE COUNTY OF VENTURA AMENDING THE VENTURA COUNTY BUILDING CODE AND ADOPTING BE REFERENCE THE CURRENT EDITIONS OF CERTAIN MODEL CODES AS FOLLOWS: UNIFORM BUILDING CODE, 1991 EDITION; UNIFORM BUILDING CODE STANDARDS, 1991 EDITION; UNIFORM HOUSING CODE, 1991 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1991 EDITION; NATIONAL ELECTRIC CODE, 1990 EDITION; UNIFORM PLUMBING CODE, 1991 EDITION; AND THE UNIFORM MECHANICAL CODE, 1991 EDITION, TOGETHER WITH AMENDMENTS THERETO.

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

Section 1 - The Ventura County Building Code (VCBC) is hereby amended to read as follows:

~~ARTICLE I - ADMINISTRATIVE PROVISIONS.~~

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

This ordinance shall adopt certain 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.

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

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.

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

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

Sec. 1-5. ~~CONFLICTS.~~ 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.

Sec. 1-6. ~~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.

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



## ARTICLE II - GENERAL PROVISIONS

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

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

(a) 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.

(b) 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.

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

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

~~(d) RIGHT OF ENTRY.~~ Whenever 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.

~~(e) STOP ORDERS.~~ Whenever any building work is being done contrary to the provisions of this Code, or in violation of applicable ordinances of other County agencies, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Building Official to proceed with the work.

Whenever the Building Official finds that a building or structure for which a permit has been issued may be flooded or is subject to erosion hazard if the work is completed in the manner proposed, or that the completion of such work will cause the flooding of other buildings or structures, the Building Official may order all work stopped and refer the matter to the 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.

~~(f) OCCUPANCY VIOLATIONS.~~ Whenever any building or structure or equipment therein regulated by this Code is being used contrary to the provisions of this Code, the Building Official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after

receipt of such notice or make the structure, or portion thereof, comply with the requirements of this Code; provided, however, that in the event of an unsafe building Section 203 in the Uniform Building Code shall apply.

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

The persons who are authorized to make arrests as herein provided shall consist of the Building Official and those of his subordinates as he may from time to time designate, whose duties include inspection and enforcement activities for 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 proceedings based upon the issuance of a written notice to appear pursuant to this section.

(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.

(i) ~~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.

(j) ~~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.

(k) ~~CONNECTION 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. 2-3. APPEALS.~~ 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.

(II) 4

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

(b) ~~BOARD OF GRADING APPEALS.~~ The jurisdiction of the Board of Grading Appeals shall be the appealable matters contained in Chapter 70 APPENDIX of the Uniform Building Code. This Board shall respond to the Director of Public Works.

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

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

(e) ~~APPEALS HEARING FEE.~~ 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. 2-4. VIOLATIONS.~~

(a) 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.

(b) 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.

(c) 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.

(d) 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.

(e) 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 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 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. 2-5. SECTION NUMBERING AND CROSS-REFERENCING SYSTEM FOR CODE AMENDMENTS.** To facilitate cross-referencing between the adopted codes as published and the amendments contained herein, amendments are numbered to correspond to the uniform and model code sections which are affected. Thus, "Section UBC 302(a)" in this ordinance is an amendment to, and supersedes Section 302(a) as published in the Uniform Building Code.

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

ARTICLE III - PERMITS AND INSPECTIONS

Sec. 3-1. PERMITS

(a) 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.

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

(b) EXEMPTIONS: AGRICULTURAL BUILDINGS. 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 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.

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. 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.

(c) WAIVER OF PERMIT. The Building Official may, by administrative order, waive permit requirements for work which

is not inimical to the public health, safety or welfare, or which because of its temporary nature or special purpose, does not fall within the purview or intention of this Code.

(d) **PERMIT ISSUANCE: RESTRICTIONS.** The issuance of permits shall be restricted to those applicants or their authorized representatives who are entitled by the regulations and the exemptions in the State Contractor's License Law, 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 for work of a minor nature involving no plumbing, mechanical, electrical or structural work, provided that the work is accomplished by the tenant or his own employees, with wages as their sole compensation.

(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 may be recommenced, a new 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 original 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.

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.

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

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

(h) ~~ANNUAL MAINTENANCE PERMITS.~~ The Building Official may, upon receipt of the required fee, issue an annual maintenance permit to any authorized person, firm, or corporation regularly engaged in the repair, replacement, 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. 3-2.~~ **APPLICATION.** To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every such application shall:

(a) Give such information as may be required by the Building Official, County Agencies, or State Law.

(b) 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.

~~Sec. 3-3.~~ **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 302(c).

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.

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

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

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.

(a) ~~SPECIAL CONSTRUCTION INSPECTIONS.~~ The engineer or architect in responsible charge of the structural design work shall include in the construction documents the following:

1. List of special inspections required by UBC Section 306.
2. Other structural inspections required by the engineer or architect in responsible charge of the structural design work.

~~Sec. 3-4. INSPECTIONS.~~ 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 drawings or codes.

**Sec. 3-5. FEES**

(a) **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.

(b) **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.

(c) **WORK WITHOUT PERMIT.** 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. 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.

**Sec. 3-6. 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 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 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 canceled or abandoned subsequent to partial completion of the building or work authorized by a permit.

## ARTICLE IV - DEFINITIONS

Sec. 4-1. DEFINITIONS: Whenever in this Code or in any of the codes adopted hereby the following names or terms are used, they shall have the meanings set out herein.

"Apartment house" shall 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.

"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 Chapter 70-APPENDIX of the Uniform Building Code as amended, Excavation and Grading, the term "Building Official" shall mean the Director of Public Works Agency, or the Director of Building and Safety 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 Chapter 70-APPENDIX, as said Power of Citation is described in ARTICLE II - GENERAL PROVISIONS, Section 2.2 POWERS AND DUTIES OF THE BUILDING OFFICIAL, subsection (g) - POWER OF CITATION, in this ordinance.

2. For the purpose of administering those requirements of Chapter 11 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 II - GENERAL PROVISIONS, Section 2.2 POWERS AND DUTIES OF THE BUILDING OFFICIAL, Subsection (g) - 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.

"~~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.

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

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

"~~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.

"~~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.

~~Sec. 4-2~~ GENDER. When gender-specific pronouns are used in this ordinance, those pronouns shall be taken to mean equally either gender.

**ARTICLE V - UNIFORM BUILDING CODE (UBC) AND  
UNIFORM BUILDING CODE STANDARDS (UBC STANDARDS)**

**Sec. 5-1. ADOPTION.** Those building codes known as the "Uniform Building Code," 1991 Edition, and the "Uniform Building Code Standards," 1991 Edition, which codes were promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose and subject matter of which, among other things, is to protect the public health and safety as set out in Section 102 of the Uniform Building Code, are hereby adopted and enacted as the primary building codes of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

**Sec. 5-2. AMENDMENTS.** Refer to Sec. 2-5 in this Ordinance for an explanation of the section numbering and cross-referencing system used for the amendments which follow:

**Sec. UBC 104(e). RELOCATED BUILDINGS AND TEMPORARY STRUCTURES.** Buildings or structures moved into or within Ventura County or temporarily constructed therein, shall comply with the provisions of Article XI in this ordinance.

**Sec. UBC 301(b). 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 projected roof area does not exceed 120 square feet.
2. Fences not over 6 feet high.
3. Oil derricks.
4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
5. Retaining walls 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 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. (Flats, drops, cycloramas, and portable props.)

Exception: Motion picture, television and theater stage sets and scenery, either indoors or on location, consisting of structures within which, upon which, or under which humans are intended to work are not exempted by this provision.

10. Window awnings supported completely by an exterior wall of Group R, Division 3 or Group M Occupancies when projecting not more than 54 inches nor encroaching into required yards.

11. Agricultural buildings, provided that the gross floor area does not exceed 1,500 square feet, the structure is not designed, equipped or used for human occupancy, nor as a private garage, and that it complies with all requirements listed in Section 3-1(b) EXEMPTIONS: AGRICULTURAL BUILDINGS of this Code.

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. UBC 303(a). 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 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 severe soil erosion.

When the Building Official issues the permit, he shall endorse in writing or stamp on both sets of plans and specifications "APPROVED." Such approved plans and specifications shall not be changed, modified, or altered



without authorization from the Building Official, and all work 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 filed complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his/her own risk without assurance that the permit for the entire building or structure will be granted.

**Sec. UBC 303(d) EXPIRATION.** Refer to Sec. 3-1(e) in this Ordinance.

**Sec. UBC 304 (b). BUILDING PERMIT FEES.** The fee for each building permit shall be as set forth in Table UBC 3-A.

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.

**Sec. UBC 304(c). PLAN REVIEW FEES.** When a plan or other data are required to be submitted by Sec. 302(b), 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. 3-A.

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

~~Sec. UBC 304(f). FEE REFUNDS.~~ Refer to Section 3-6 in this ordinance. (Sec. 304(f) in the UBC is hereby deleted in its entirety.)

~~Sec. UBC 305(d). 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 305(e) in the UBC and by other applicable laws and ordinances.

There shall be a final inspection and approval on all buildings when completed and ready for occupancy. An approval for occupancy and the issuance of a clearance by the Building Official for the connection of utilities to any building or structure shall be contingent upon compliance with provisions of this Code and any other applicable laws and ordinances.

When, in the 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.

~~Sec. UBC 308(c). 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.~~

Sec. UBC 308(d). 1. TEMPORARY CERTIFICATE. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a Temporary Certificate of Occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.

Upon completion of the entire building or structure, the Temporary Certificate shall be surrendered to the building official in exchange for a final permanent Certificate of Occupancy, as specified in Section UBC 308(c).

2. 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 Partial Certificate of Occupancy may be issued for a portion or portions of the building. Such 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 Partial Certificates shall be surrendered to the building official in exchange for a final Certificate of Occupancy, as specified in Section UBC 308(c).

TABLE NO. UBC 3-A - BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2,.00 for each additional \$1,000.00 or fraction thereof
<p><b>Other Inspections and Fees:</b>  Refer to current Ventura County Building Code Fee Schedule.</p>	

**Sec. UBC 407. 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.

**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.)

**Sec. UBC 409. 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.

**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).

**Sec. UBC 1001. GROUP I OCCUPANCIES.** The provisions of Sec. 1001 in the UBC relating to Group I, Division 1 and 2 (Institutional) Occupancies shall apply only to such buildings accommodating more than 6 persons in accordance with standards of the State Fire Marshal contained in the California Administrative Code, Title 24, Part 2.

**Sec. UBC 1203. LOCATION ON PROPERTY.** For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 504, Section 1202(b) and Part IV in the UBC.

**Sec. UBC 1207(b). FLOOR AREA.** 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.

**Net floor area**, as used in the section, shall mean the total number of square feet of floor space 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 herein, is exceeded.

**Maximum occupancy** shall be determined as follows:

For the first two occupants of any dwelling unit there shall be at least 220 square feet of net floor area. An additional 100 square feet of net 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 406 and 1208.

**Sec. UBC 1213. ACCESS TO BUILDINGS AND FACILITIES.** Section 1213 in the UBC is hereby deleted in its entirety. (See requirements of CCR-Title 24).

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

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

**Sec. UBC 1602. 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.

(a) ROOFS. Roof coverings shall be fire retardant Class A, B or C as specified in Section 3203(a), (b) and (c) in the UBC, except that no wooden shakes or shingles, treated or untreated, shall be permitted.

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

EXCEPTION: 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, Texture 111, having a groove depth of 1/4-inch or less. Fire-retardant treated or untreated wood shingle or shake siding shall not be permitted.

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

(d) PROJECTIONS AND OTHER BUILDING ELEMENTS EXPOSED TO FIRE. Architectural projections such as roof overhangs and soffits, balconies and decks, and other elements of buildings which have combustible structural elements in the horizontal plane, shall be protected with materials approved for 1-hour fire-resistive construction on the lower, fire-exposed side and shall have 1-hour fire-resistive supporting columns unless the details of construction conform to those for heavy timber as described in Section 2106 in the UBC.

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

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

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

4. 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 (b) of this Section.

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

(e) ~~VENTILATION OPENINGS.~~ Attic or foundation ventilation openings or louvers shall not be located at or within 18", measured 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.

~~Sec. UBC 1603. WAIVER OF REQUIREMENTS.~~ The Building Official may waive the requirements of Sec. UBC 1602 (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.

~~Sec. UBC 1807(1). HIGH-RISE BUILDINGS; HELISTOP.~~ Each building subject to the requirements of this Section shall be provided with a helistop. A clear, unobstructed landing area having minimum dimensions of thirty-five feet (35') on all sides shall be located as approved by the Fire Department on the roof of the building. For structural design standards, refer to Section 2308(c) in the UBC. (Refer to Section 701 for Helistop Occupancy Classification, and Section 710 for other design requirements.)

~~Sec. UBC 2904(b). EXPANSIVE SOIL.~~ The expansive characteristics of soil shall be determined by procedures in accordance with UBC Standard Number 29-2, and the soils shall be classified according to Table Number 29-C of this Code. Foundations for structures bearing on soils with an expansion index greater than 20, as determined by UBC Standard Number 29-2, shall require special design consideration. In the event the soil expansion index varies with depth, the weighted index shall be determined according to Table Number 29-D in the UBC. The Soil Expansion Index shall be listed in all soils investigation reports.



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

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

**Sec. UBC 2905(a). FOUNDATION INVESTIGATION.**

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

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

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

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

1. GENERAL. Provisions shall be made for the control and drainage of surface water around buildings. Concentrated drainage such as rainwater from gutters and downspouts, scuppers, and roof valleys shall be diverted away from building foundations by means of concrete splash blocks and/or other approved non-erosive devices. Underfloor access crawl holes, vents, and similar openings below grade shall be provided with curbs extending not less than six (6) inches above adjacent grade to prevent surface water from entering the underfloor area.

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

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

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

4. **GROUNDWATER.** Where the probability of groundwater intrusion into underfloor areas is found to exist, foundations and crawl spaces shall be designed to mitigate ponding, excess moisture conditions, and settlement of footings. (Refer to APPENDIX CHAPTER 29 for waterproofing and damproofing of foundations.)

**Sec. UBC 2907(a). FOOTINGS.**

1. **GENERAL.** Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete or treated wood in conformance with UBC Standard Number 29-3 and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least 6 inches above the adjacent finish grade. Footings, foundations, and concrete slab floors at or below grade shall be constructed to comply with Table UBC 29-A and footnotes thereto in this ordinance, except when an approved alternative design is provided based on a foundation investigation. UBC Table 29-A and footnotes thereto in the UBC is hereby deleted in its entirety, and is replaced by VCBC Table UBC 29-A and footnotes thereto, published herewith.

The provisions of this section do not apply to building and foundation systems subject to scour and water pressure by wind or wave action. Buildings and foundations subject to such conditions shall be designed in accordance with approved nationally recognized standards.

2. **GRADE BEAM, GARAGE OPENING.** A grade beam not less than 12" x 12" in cross section, or 12" x depth required by Table UBC 29-A, whichever is deeper, reinforced as specified for continuous foundations in Table UBC 29-A, shall be provided at garage door openings.

3. **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 29-A.

Sec. UBC 2907(f). 1. FOUNDATION PLATES OR SILLS. Foundation plates or sills shall be bolted to the foundation or foundation wall with not less than 1/2-inch nominal diameter steel anchor bolts embedded at least 7 inches into the concrete or masonry, and spaced not more than 6 feet apart. There shall be a minimum of two bolts per piece, with one bolt located within 12 inches of each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate. Foundation plates and sills shall be of the kind of wood specified in Section 2516(c).

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 the manufacturer's design criteria and installation specifications. These anchor 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 - each such bolt shall be tested and certified.

More than five bolts - 50 percent of such bolts shall be selected at random to be tested and certified.

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

(719) 263-1310

TABLE UBC 29-A  
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 PIERS UNDER RAISED FLOOR
	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)		
					(INCHES)						
0-20 Very low (non-expansive)	1	6	12	6	12	12	<del>1-#4 top and bottom</del>	6 x 6 - 10/10 WWF	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	6 x 6 - 10/10 WWF	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	6 x 6 - 6 WWF or #3 @ 24" E.W.	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	1 - #5 top and bottom	6 x 6 - 6/6 WWF or #3 @ 24" E.W.	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 (10).

FOOTNOTES TO TABLE UBC 29-A

1. Premoistening is required where specified in Table UBC 29-A in order to achieve maximum and uniform expansion of 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 soil 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 Section UBC 2907(a) in this ordinance shall be designed and constructed as specified for perimeter footings in Table UBC 29-A.
6. Foundation stem walls which exceed a height of three times the stem thickness above lowest adjacent grade shall be reinforced in accordance with Sections 2409 and 2614 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.
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 2916(a).

Sec. UBC 3303(a). NUMBER OF EXITS.

EXCEPTIONS:

(Exceptions 1 through 6 shall remain as published).

7. When a Group R, Division 3 dwelling unit or Group R, Division 3 congregate residence does not exceed three stories in height (maximum height not to exceed 25 feet as determined by zoning ordinance), only one exit need be provided from any story, provided that the occupant load at each story does not exceed ten as computed from UBC Table 33-A, and there is at least one exit enclosure of not less than one-hour fire-resistive construction extending from the third story to finish grade and meeting the requirements of UBC Sec. 3309 and Sec. UBC 3309(a) of this code. This exemption shall not apply to occupied roofs or to floors at or above the 25 foot height limit, nor does it apply to structures having habitable basements.

Sec. UBC 3309(a). GENERAL. Interior stairways, ramps or escalators shall be enclosed as specified in this section.

EXCEPTIONS: 1. In other than Groups H and I, occupancies and enclosures need not be provided for a stairway, ramp or escalator serving only one adjacent floor and not connected with corridors or stairways serving other floors. For enclosure of escalators serving Group B Occupancies, see Section 706

2. Stairs in Group R, Division 3 occupancies and stairs within individual dwelling units in Group R, Division 1 Occupancies need not be enclosed, except as required by the provisions of Sec. UBC 3303(a), Exception 7.

3. Stairs in an open parking garage, as defined in Section 709, need not be enclosed.

Sec. UBC APPENDIX. The following UBC APPENDIX CHAPTERS are hereby adopted as a part of this Code, with modifications as set forth herein:

CHAPTER 7 - AVIATION CONTROL TOWERS

CHAPTER 11 - AGRICULTURAL BUILDINGS

CHAPTER 12 - DIVISION II - REQUIREMENTS FOR GROUP R, DIVISION 4 OCCUPANCIES

CHAPTER 23 - DIVISION IIIA. - SEISMIC HAZARD MITIGATION FOR UNREINFORCED MASONRY BUILDINGS

CHAPTER 29 - WATERPROOFING AND DAMPPROOFING FOUNDATIONS

CHAPTER 32 - REROOFING

CHAPTER 35 - SOUND TRANSMISSION CONTROL

CHAPTER 49 - PATIO COVERS

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

CHAPTER 55 - MEMBRANE STRUCTURES

CHAPTER 70 - EXCAVATION AND GRADING

The following UBC APPENDIX CHAPTERS are hereby deleted in their entirety: CHAPTER 1, 10, 12 (DIVISION I & III), 23 (Division I, II, III & IV), 24, 25, 26, 31, 38, 53, and 57.

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

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

The area of a two-story Group M, Division 3 Occupancy shall not be limited if the building is entirely surrounded and adjoined by public 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. 38-1.

Buildings using plastics shall comply with Type V-N construction. Plastics shall be approved plastics regulated by Chapter 52 in the UBC. For foam plastic, see Section 1713 in the UBC.

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

2. Except where designs must consider snow loads, plastic less than 20 mils thick may be used without regard to structural consideration. The structural frame of the building, however, shall comply.

Refer to Section 3-1(b) in this ordinance for permit exemptions which apply to specified agricultural buildings.

Sec. UBC APPENDIX 1223(c) DEFINITIONS. For the purpose of this division, certain terms are defined as follows:

~~GROUP R, DIVISION 4 OCCUPANCIES~~ shall be residential group care facilities for ambulatory, non-restrained persons who may have mental or physical impairment, each accommodating more than six and not more than 16 clients or residents, excluding staff, in accordance with the standards of the State Fire Marshal as contained in the California Administrative Code, Title 24, Part 2.

~~AMBULATORY PERSONS~~ are those capable of achieving mobility sufficient to exit without the assistance of another person.

~~APPENDIX CHAPTER UBC 23, DIVISION III-A.~~  
~~SEISMIC HAZARD MITIGATION FOR~~  
~~UNREINFORCED MASONRY BUILDINGS~~

[This is a new APPENDIX CHAPTER restating Ventura County Ordinance No. 3948 (6/31/90), which it hereby supersedes. Section numbering has been revised to conform to current numbering sequence in Uniform Building Code Appendix Chapter 23].

GENERAL

Sec. 2382. (a) ~~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.

(b) ~~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 Division shall not apply to:

1. Detached one or two 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 23-K of the Uniform Building Code.
3. Hazardous Facilities as defined in Table 23-K of the Uniform Building Code.

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

#### ADMINISTRATIVE PROVISIONS

Sec. 2383 (a) 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 3302(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 length 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 3302(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 3302(a) of the Uniform Building Code.

(b) **Rating Classifications.** The rating classifications identified in Table A-23-E 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 3302(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.

(c) **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 the 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 the installation of wall anchors in accordance with the requirements specified in Section 2348; 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-23-F. These time limits shall begin to run from the date the order is served in accordance with Section 2383(d)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 Item 2C of this subsection are also required to comply with Items 2B or 2D of this subsection provided, however, that the 270-day period provided for in Item 2B or 2D and the time limits for obtaining a building permit and to complete structural alterations or building demolition set forth in Table A-23-F shall be extended in accordance with Table No. A-23-G. Each such extended time limit shall begin to run from the date the order is served in accordance with Section 2383(d) except that the time limit to commence structural alterations or demolition shall begin to run from the date the building permit is issued.

~~(d) Administration. 1. Order - Service.~~ A. The Building Official shall, in accordance with the priorities set forth in Table No. A-23-G, issue an order as provided in this section to the 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-23-G, 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.

~~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-23-G. 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-23-G 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.

~~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 2383(c), which sets forth the owner's alternatives and time limits for compliance.

**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 2-3 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 2383(d)3. 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 105 and 106 of the Uniform Building Code.

**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.

**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 2383(c), 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 203 of the Uniform Building Code.

#### GENERAL REQUIREMENTS

**Sec. 2384. (a) GENERAL.** All buildings shall have a seismic resisting system conforming with Section 2303(b) of the Uniform Building Code, except as modified by this Division.

**(b) 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) 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 materials. 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 2385(c)3F, 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 performed, 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 2389.

(d) **Definitions.** For the purposes of this Division, the applicable definitions in the Uniform Building Code shall also apply.

**COLLAR JOINT** is the vertical space between adjacent wythes and may contain mortar.

**CROSSWALL** is a wall that meets the requirements of Section 2388(d)3. (A crosswall is not necessarily a shear wall).

**CROSSWALL SHEAR CAPACITY** is the length of the crosswall multiplied by the allowable shear value,  $v_c L_o$ .

**DIAPHRAGM EDGE** is the intersection of the horizontal diaphragm and a shear wall.

**DIAPHRAGM SHEAR CAPACITY** is the depth of the diaphragm multiplied by the allowable shear value,  $v_u D$ .

**FLEXIBLE DIAPHRAGM** is a diaphragm of wood construction or other construction of similar flexibility.

**NORMAL WALL** is a wall perpendicular to the direction of seismic forces.

**OPEN FRONT** is an exterior wall plane without vertical elements in one or more stories which resist the required lateral forces.

**POINTING** is the partial reconstruction of the bed joints of a URM wall as defined in UBC Standard No. 24-42.

**UNREINFORCED MASONRY (URM) WALL** is a masonry wall in which the area of reinforcing steel is less than 25 percent of that required by the Uniform Building Code for reinforced masonry.

**UNREINFORCED MASONRY BEARING WALL** is a URM wall which provides the vertical support for a floor or roof for which the total superimposed load is over 100 pounds per linear foot of wall.

**YIELD STORY DRIFT** is the lateral displacement of one level relative to the level above or below at which yield stress is first developed in a frame member.

(e) **Symbols and Notations.** For the purposes of this Chapter, the applicable symbols and definitions in the Uniform Building Code shall also apply.

- $A_s$  = Area of unreinforced masonry pier in square inches.
- $A_b$  = Area of the bed joints above and below the test specimen for each in-place shear test.
- $C_p$  = Numerical coefficient as specified in Section 2312(g) and given in Table 23-P of the Uniform Building Code and Table A-23-A of this Division.
- $D$  = In-plane width dimension of pier in inches; or depth of diaphragm in feet.
- $DCR$  = Demand-capacity ratio specified in Section 2388(d).
- $F_{wx}$  = Force applied to a wall at level "x", in pounds.
- $H$  = Least clear height of opening on either side of pier.
- $h/t$  = Height/thickness ratio of URM wall. Height "h" is measured between wall anchorage levels.
- $L$  = Span of diaphragm between shear walls, or span between shear wall and open front, in feet.
- $L_o$  = Length of crosswall, in feet.
- $L_i$  = Effective span for an open front building specified in Section 2388(d)8, in feet.
- $P_D$  = Superimposed dead load at the top of the pier under consideration, in pounds.
- $P_{D+L}$  = Actual dead plus live load in place at the time of testing, in pounds.
- $V_s$  =  $v_s A$ , the allowable shear in any URM pier, in pounds.
- $V_{cb}$  = Total shear capacity of crosswalls in the direction of analysis immediately below the diaphragm level being investigated,  $\Sigma v_c L_o$ , in pounds.
- $V_{ca}$  = Total shear capacity of crosswalls in the direction of analysis immediately above the diaphragm level being investigated,  $\Sigma v_c L_o$ , in pounds.

- $V_r = 0.5P_D(D/H)$ , the rocking shear of any URM wall or wall pier, in pounds.
- $V_{WX}$  = Total shear force resisted by a shear wall at the level under consideration, in pounds.
- $V_p$  = Shear force assigned to a pier on the basis of its relative shear rigidity, in pounds.
- $V_s$  = Shear force assigned to a spandrel on the basis of the shear forces in the adjacent wall piers and tributary dead plus live loads, in pounds.
- $V_{test}$  = Load in pounds at incipient cracking for each in-place shear test per UBC Standard 23-40.
- $v_a$  = Allowable shear stress for unreinforced masonry, in psi.
- $v_c$  = Allowable shear value for a crosswall sheathed with any of the materials given in Tables A-23-C or A-23-D, in pounds per foot.
- $v_t$  = Mortar shear strength as specified in Section 2384(c)3E.
- $v_{to}$  = Mortar shear test values as specified in Section 2385(c)3E.
- $v_u$  = Allowable shear value for a diaphragm sheathed with any of the materials given in Tables A-23-C or A-23-D, in pounds per foot.
- $\Sigma v_u D$  = Sum of diaphragm shear capacities of both ends of the diaphragm.
- $\Sigma \Sigma v_u D$  = For diaphragms coupled with crosswalls  $\Sigma \Sigma v_u D$  includes the sum of shear capacities of both ends of diaphragms coupled at and above the level under consideration.
- $W_d$  = Total dead load tributary to a diaphragm, in pounds.
- $\Sigma W_d$  = Total dead load tributary to all of the diaphragms at and above the level under consideration, in pounds.
- $W_w$  = Total dead load of an unreinforced masonry wall above the level under consideration or above an open front of a building, in pounds.



$W_{wx}$  = Dead load of a URM wall assigned to Level "x" halfway above and below the level under consideration.

### MATERIAL REQUIREMENTS

**Sec. 2385. (a) GENERAL.** All materials permitted by this Division, including their appropriate allowable design values and those existing configurations of materials specified herein, may be utilized to meet the requirements of this Division.

**(b) Existing Materials.** All existing materials utilized as part of the required force resisting system shall be in sound condition or shall be removed and replaced with new material.

**(c) Existing Unreinforced Masonry.** 1. **General.** All unreinforced masonry walls utilized to carry vertical loads or seismic forces parallel and perpendicular to the wall plane shall be tested as specified in this subsection. All masonry that does not meet or exceed the minimum standards established by this Division shall be removed and replaced by new materials or alternatively shall have its structural functions replaced by new materials and anchored to supporting elements.

2. **Lay-Up of Walls.** The facing and backing shall be bonded so that not less than 10 percent of the exposed face area is composed of solid headers extending not less than 4 inches into the backing. The clear distance between adjacent full-length headers shall not exceed 24 inches vertically or horizontally. Where the backing consists of two or more wythes, the headers shall extend not less than 4 inches into the most distant wythe or the backing wythes shall be bonded together with separate headers whose area and spacing conform to the foregoing. Wythes of walls not bonded as described above shall be considered as veneer. The veneer wythe shall not be included in the effective thickness used in calculating the height to thickness and the shear capacity of the wall.

3. **Mortar. A. Tests.** The quality of mortar in all masonry walls shall be determined by performing in-place shear test in accordance with UBC Standard 24-40. Alternative methods of testing may be approved by the Building Official.

**B. Location of Tests.** The shear tests shall be taken at locations representative of the mortar conditions throughout the entire building, taking into account variations in workmanship at different building height levels, variations in weathering of the exterior surfaces, and variations in the

condition of the interior surfaces due to deterioration caused by leaks and condensation of water and/or by the deleterious effects of other substances contained within the building. The exact test location shall be determined at the building site by the engineer in responsible charge of the structural design work. An accurate record of all such tests and their location in the building shall be recorded and these results shall be submitted to the Building Official for approval as part of the structural analysis.

**C. Number of Tests.** The minimum number of tests per class shall be as follows:

(i) At each of both the first and top stories, not less than two per wall or line of wall elements providing a common line of resistance to lateral forces.

(ii) At each of all other stories, not less than one per wall or line of wall elements providing a common line of resistance to lateral forces.

(iii) In any case, not less than one per 1500 square feet of wall nor less than a total of eight.

**D. Minimum Quality Mortar.** (i) Mortar shear test values,  $v_{to}$ , in psi shall be obtained for each in-place shear test in accordance with the following equation:

$$v_{to} = (V_{test} - P_{D+L}/A_b) \dots \dots \dots (44-1)$$

(ii) Individual unreinforced masonry walls with  $v_{to}$  consistently less than 30 psi shall be entirely pointed prior to retesting.

(iii) The mortar shear strength,  $v_i$ , is the value in psi that is exceeded by 80% of all of the mortar shear test values,  $v_{to}$ .

(iv) Unreinforced masonry with mortar shear strength,  $v_i$ , less than 30 psi shall be removed or pointed and retested.

**E. Collar Joints.** The collar joints shall be inspected at the test locations during each in-place shear test, and estimates of the percentage of the surfaces of adjacent wythes which are covered with mortar shall be reported along with the results of the in-place shear tests.

**F. Unreinforced Masonry Classes.** All existing unreinforced masonry shall be categorized into one or more classes based on shear strength, quality of construction, state of repair, deterioration, and weathering. See Section 2387(b).

**G. Pointing.** All deteriorated mortar joints in unreinforced masonry walls shall be pointed according to UBC Standard No. 24-42. Nothing shall prevent pointing with mortar of all the masonry wall joints before the tests are made.

#### **QUALITY CONTROL**

**Sec. 2386.** (a) **POINTING.** All preparation and mortar pointing shall be done with continuous special inspection.

**EXCEPTION:** At the discretion of the Building Official, incidental pointing may be performed without special inspection.

(b) **Masonry Shear Tests.** In-place masonry shear tests shall comply with Standard 24-40.

(c) **Existing Wall Anchors.** Existing wall anchors utilized as all or part of the required tension anchors shall be tested in pullout according to UBC Standard 24-41. The minimum number of anchors tested shall be four per floor, with two tests at walls with joists framing into the wall and two tests at walls with joists parallel to the wall, but not less than ten percent of the total number of existing tension anchors at each level.

(d) **New Bolts.** One-fourth of all new shear bolts and combined tension and shear bolts in unreinforced masonry walls shall be tested according to UBC Standard 24-41.

**EXCEPTION:** Continuous special inspection may be provided during installation in lieu of testing.

#### **ALLOWABLE DESIGN VALUES**

**Sec. 2388.** (a) **Allowable Values.** 1. Allowable values for existing materials are given in Table A-23-C and for new materials in Table A-23-D. The one-third increase in allowable values is not allowed for values in these tables.

2. Allowable values not specified in this Division shall be as specified elsewhere in the Uniform Building Code. Allowable values not specified in this Division for dead load plus seismic load may be increased 33 percent. Allowable values not specified in this Division for existing building elements with a combination of dead load plus floor live load plus seismic load may be increased 70 percent.

(b) **Masonry Shear.** The allowable unreinforced masonry shear stress,  $v_s$ , shall be determined for each masonry class from the following equation:

$$v_s = 0.1v_t + 0.15P_D/A \dots \dots \dots (46-1)$$

The mortar shear test value,  $v_t$ , shall be determined in accordance with Section 2385, and not exceed 100 psi for the determination of  $v_s$ .

The one-third increase in allowable values of the Uniform Building Code is not allowed for  $v_s$ .

(c) **Masonry Compression.** Where any increase in dead plus live compression stress occurs, the allowable compression stress in unreinforced masonry shall not exceed 100 psi. The one-third increase in allowable stress of the Uniform Building Code is allowed.

(d) **Masonry Tension.** Unreinforced masonry shall be assumed as having no tensile capacity.

(e) **Masonry Shear Modulus.** The shear modulus ( $E_v$ ) for unreinforced masonry, for relative rigidity analyses when masonry is used to resist lateral forces in combination with other materials, may be assumed as  $10,000v_t$ , unless substantiated by tests.

(f) **Existing Tension Anchors.** The allowable resistance values of the existing anchors shall be 40 percent of the average of the tension tests of existing anchors having the same wall thickness and joist orientation. The one-third increase in allowable stress of the Uniform Building Code is not allowed for existing tension anchors.

(g) **Foundations.** For existing foundations new total loads may be increased over existing loads by 25% for dead load only and increased 50% for dead load plus seismic load. Higher values may be justified only in conjunction with a geotechnical investigation.

**ANALYSIS AND DESIGN**

**Sec. 2388. (a) GENERAL.** Except as modified herein, the analysis and design relating to the structural alteration of existing buildings shall be in accordance with the Uniform Building Code.

(b) **Selection of Procedure.** Buildings shall be analyzed by the General Procedure of Section 2388(c) which is based on Chapter 23 of the Uniform Building Code or, when applicable, buildings may be analyzed by the Special Procedure of 2388(d).

(c) **General Procedure.** 1. **Minimum Design Lateral Forces.** Buildings shall be analyzed to resist minimum lateral forces assumed to act noncurrently in the direction of each of the main axes of the structure in accordance with the following:

$$V = 0.33ZW \dots \dots \dots (47-1)$$

2. **Lateral Forces on Elements of Structures.** Parts or portions of structures shall be analyzed as required in Chapter 23 of the Uniform Building Code.

EXCEPTIONS: 1. Unreinforced masonry walls for which height to thickness ratios do not exceed ratios set forth in Table A-23-B need not be analyzed for out-of-plane loading. Unreinforced masonry walls which exceed the allowable h/t ratios of Table A-23-B shall be braced according to Section 2389(e).

2. Parapets complying with Section 2389(f) need not be analyzed for out-of-plane loading.

3. **Shear Walls (In-Plane Loading).** Shear walls shall comply with subsection 2388(e).

(d) **Special Procedure.** 1. **Limits for the Application of Subsection 2388(d).** The Special Procedure of this subsection may only be applied to buildings with the following characteristics:

A. Flexible diaphragms at all levels above the base of structure.

B. A maximum of 6 stories above the base of the building.

C. The vertical elements of the lateral force resisting system shall consist predominantly of masonry or concrete shear walls or steel braced frames or special moment resisting frames (see Section 2312 of the Uniform Building Code) each with a maximum overall height-to-length ratio of 1-1/2 to 1.

D. The lateral force resisting system shall be regular as defined in the Uniform Building Code. Except for a single story building with an open front, a minimum of two lines of vertical lateral force-resisting elements shall be parallel to each axis of the building.

2. **Lateral Forces on Elements of Structures.** With the exception of the diaphragm provisions in subsection 2388(d), elements of structures shall comply with subsection 2388(c)2.

3. **Crosswalls.** Crosswalls shall meet the requirements of this subsection.

A. **Crosswall Definition.** A crosswall is a wood-framed wall sheathed with any of the materials described in Tables A-23-C or A-23-D. Spacing of crosswalls shall not exceed 40 feet on center measured perpendicular to the direction of consideration, and shall be placed in each story of the building. Crosswalls shall extend the full story height between diaphragms.

EXCEPTION: 1. Crosswalls need not be provided at all levels in accordance with subsection 2388(d)4B(iv).

2. Existing crosswalls need not be continuous below a wood diaphragm at/or within four feet of grade provided:

(i) Shear connections and anchorage requirements Section 2388(d)7 are satisfied at all edges of the diaphragm.

(ii) Crosswalls with total shear capacity of  $.07\Sigma W_d$  interconnect the diaphragm to the foundation.

(iii) The demand/capacity ratio of the diaphragm between the crosswalls that are continuous to their foundations shall be calculated as:

$$DCR = [0.33W_d + V_{ca}] / 2V_u D \dots (47-2)$$

and DCR shall not exceed 2.5.

B. **Crosswall Shear Capacity.** Within any 40 feet measured along the span of the diaphragm, the sum of the crosswall shear capacities shall be at least 30 percent of the diaphragm shear capacity of the strongest diaphragm at or above the level under consideration.

C. **Existing Crosswalls.** Existing crosswalls shall have a length to height ratio between openings of not less than 1.5. Existing crosswall connections to diaphragms need not be investigated as long as the crosswall extends to the framing of the diaphragm above and below.

D. **New Crosswalls.** New crosswall connections to the diaphragm shall develop the crosswall shear capacity. New crosswalls shall have the capacity to resist an overturning moment equal to the crosswall shear capacity times the story height. Crosswall overturning moments need not be cumulative over more than two stories.

E. **Other Crosswall Systems.** Other systems such as special moment resisting frames may be used as crosswalls provided that the yield story drift does not exceed one inch in any story.

4. **Wood Diaphragms.** A. **Acceptable Diaphragm Span.** A diaphragm is acceptable if the point (L,DCR) on Figure A-23-1, falls within Regions 1, 2, or 3.

F. **Demand-Capacity Ratios.** Demand-Capacity Ratios shall be calculated for the diaphragm according to the following formulas:

(i) For a diaphragm without qualifying crosswalls at levels immediately above or below:

$$DCR = 0.83Z W_d / \Sigma V_u D \dots \dots \dots (47-3)$$

(ii) For a diaphragm in a single-story building with qualifying crosswalls:

$$DCR = 0.83Z W_d / (\Sigma V_u D + V_{cb}) \dots \dots \dots (47-4)$$

(iii) For diaphragms in a multi-story building with qualifying crosswalls in all levels:

$$DCR = 0.83Z \Sigma W_{dY} / (\Sigma \Sigma V_u D + V_{cb}) \dots \dots \dots (47-5)$$

DCR shall be calculated at each level for the set of diaphragms at and above the level under consideration.

(iv) For a roof diaphragm and the diaphragm directly below if coupled by crosswalls:

$$DCR = 0.83Z \Sigma W_d / \Sigma \Sigma V_u D \dots \dots \dots (47-6)$$

C. **Chords.** An analysis for diaphragm flexure need not be made and chords need not be provided.

D. **Collectors.** An analysis of diaphragm collector forces shall be made for the transfer of diaphragm edge shears into vertical elements of the lateral force resisting system. Collector forces may be resisted by new or existing elements.

E. **Diaphragm Openings.** (i) Diaphragm forces at corners of openings shall be investigated and shall be developed into the diaphragm by new or existing materials.

(ii) In addition to calculating demand capacity ratios per Section 2388(d)4B, the demand capacity ratio of the portion of the diaphragm adjacent to an opening shall be calculated using the opening dimension as the span.

(iii) Where an opening occurs in the end quarter of the diaphragm span,  $v_u d$  for the demand capacity ratio calculation shall be based on the net depth of the diaphragm.

5. **Diaphragm Shear Transfer.** Diaphragms shall be connected to shear walls with connections capable of developing a minimum force given by the lesser of the following formulas:

$$V = 1/2 Z C_p W_d \dots \dots \dots (47-7)$$

or

$$V = v_u D \dots \dots \dots (47-8)$$

6. **Shear Walls (In-Plane Loading) - Special Procedure.**

A. **Wall Story Force.** The wall story force distributed to a shear wall at any diaphragm level shall be the lesser value calculated as:

(i) For buildings without crosswalls:

$$F_{WX} = 0.33Z(W_{WX} + W_d/2) \dots \dots \dots (47-9)$$

but need not exceed

$$F_{WX} = 0.33Z W_{WX} + v_u D \dots \dots \dots (47-10)$$

(ii) For buildings with crosswalls in all levels:

$$F_{WX} = 0.25Z(W_{WX} + W_d/2) \dots \dots \dots (47-11)$$

but need not exceed



$$F_{wx} = 0.25Z[W_{wx} + \Sigma W_d(v_u^D/\Sigma \Sigma v_u^D)] \dots (47-12)$$

and need not exceed

$$F_{wx} = 0.25ZW_{wx} + v_u^D \dots \dots \dots (47-13)$$

**B. Wall Story Shear.** The wall story shear shall be the sum of the wall story forces at and above the level of consideration.

$$V_{wx} = \Sigma F_{wx} \dots \dots \dots (47-14)$$

**C. Shear Wall Analysis.** Shear walls shall comply with subsection 2388(e).

**D. Moment Frames.** Moment frames used in place of shear walls shall be designed as required in Chapter 23 of the Uniform Building Code except that the forces shall be as specified in Section 2388(d)6A and the interstory drift ratio shall be limited to 0.005.

**7. Out of Plane Forces - URM Walls. A. Allowable URM Wall Height to Thickness Ratios.** The provisions of Section 2388(c)2 are applicable except the allowable h/t ratios given in Table A-23-B shall be determined from Figure A-23-1 as follows:

- (i) In Region 1, h/t ratios for "buildings with crosswalls" may be used if qualifying crosswalls are present in all stories.
- (ii) In Region 2, h/t ratios for "buildings with crosswalls" may be used whether or not qualifying crosswalls are present.
- (iii) In Region 3, h/t ratios for "all other buildings" shall be used whether or not qualifying crosswalls are present.

**B. Walls with Diaphragms in Different Regions.** When diaphragms above and below the wall under consideration have DCRs in different regions of Figure A-23-1, the lesser h/t ratio shall be used.

**8. Buildings with Open Fronts.** A building with an open front on one side shall have crosswalls parallel to the open front and shall be designed by the following procedure:

A. Effective Diaphragm Span,  $L_i$ , for use in Figure No. A-23-1 shall be determined in accordance with the following formula:

$$L_i = 2[(W_w/W_d) L + L] \dots \dots \dots (47-15)$$

B. Diaphragm Demand/capacity ratio shall be calculated as:

$$DCR = 0.83Z(W_d + W_w)/[(v_u D) + V_c] \dots \dots \dots (47-16)$$

or shall have moment resisting frames (See Sec. 2347(d)3E.)

(e) **Analysis of Vertical Elements of the Lateral Force-Resisting System.** Applicable to both General Procedure and Special Procedure Buildings.

1. **Existing URM Walls.** A. **Flexural Rigidity.** Flexural rigidity may be neglected in determining the rigidity of an URM wall.

B. **Shear Walls with Openings.** Wall piers shall be analyzed according to the following procedure:

(i) For any pier,

(1) The pier shear capacity shall be calculated as:

$$V_s = v_s DT \dots \dots \dots (47-17)$$

(2) The pier rocking shear capacity shall be calculated as:

$$V_r = 0.5P_D D/H \dots \dots \dots (47-18)$$

(ii) The wall piers at any level are acceptable if they comply with one of the following modes of behavior:

(1) **Rocking Mode.** Where all piers at a level have shear capacities capable of sustaining rocking, i.e., the pier shear capacity is greater than or equal to the pier rocking shear capacity for each pier, forces in the wall at that level,  $V_{wx}$ , shall be distributed to each pier,  $V_p$ , in proportion to  $P_D D/H$ .

For each pier at that level:  $V_s \geq V_r \dots \dots \dots (47-19)$   
and for the wall at that level:

$$V_{wx} \leq V_r \dots \dots \dots (47-20)$$

(2) **Non-Rocking Mode.** Where at least one pier at a level is incapable of sustaining a rocking mode, i.e., the pier shear capacity is less than the pier rocking shear capacity, forces in the wall at that level,  $V_{wx}$ , shall be distributed to each pier,  $V_p$ , in proportion to  $D/H$ , such that  $V_{wx} = \Sigma V_p$ .

For at least one pier at that level:

$$V_i < V_r \dots \dots \dots (47-21)$$

For each pier at that level:

$$V_p \leq V_i \dots \dots \dots (47-22)$$

and

$$V_p \leq V_r \dots \dots \dots (47-23)$$

If  $V_p > V_r$  in one or more piers, omit such piers from the analysis and repeat the procedure for the remaining piers or strengthen and reanalyze the wall.

(iii) **Masonry Pier Tension Stress.** Unreinforced masonry wall piers need not be analyzed for tension stress.

**C. Shear Walls Without Openings.** Shear walls without openings shall be analyzed as for walls with openings except that  $V_r$  shall be calculated as follows:

$$V_r = (0.50P_D + 0.25P_w)D/H \dots \dots \dots (47-24)$$

**2. Plywood Sheathed Shear Walls.** Plywood sheathed shear walls may be used to resist lateral loads for buildings with flexible diaphragms analyzed according to provisions of Section 2388(c). Plywood sheathed shear walls may not be used to share lateral loads with other materials along the same line of resistance.

**3. Combinations of Vertical Elements.** **A. Lateral Force Distribution.** Lateral forces shall be distributed among the vertical resisting elements in proportion to their relative rigidities, except that moment frames shall comply with Section 2388(e)3B.

**B. Moment Resisting Frames.** A moment frame shall not be used with a URM wall in a single line of resistance unless the wall has piers that are capable of sustaining rocking in accordance with 2388(e)1B and the frames are designed to carry 100% of the lateral forces.

## DETAILED SYSTEM DESIGN REQUIREMENTS

**Sec. 2389. (a) GENERAL.** Except as modified herein, the analysis and design relating to the structural alteration of existing buildings shall be in accordance with the Uniform Building Code.

**(b) Wall Anchorage. 1. Anchor Locations.** All unreinforced masonry walls shall be anchored at the roof and floor levels as required in Section 2388(c)2. Ceilings with substantial rigidity and abutting masonry walls shall be connected to walls with tension bolts at a maximum anchor spacing of 6 feet. Ceiling systems with substantial mass shall be braced at the perimeter to diaphragms.

**2. Anchor Requirements.** Anchors shall be tension bolts through the wall as specified in Table No. A-23-D, or by an approved equivalent at a maximum anchor spacing of 6 feet. All existing wall anchors shall be secured to the joists to develop the required forces. The Building Official may require testing to verify the adequacy of the embedded ends of existing wall anchors.

**3. Minimum Wall Anchorage.** Anchorage of masonry walls to each floor or roof shall resist a minimum force determined by Section 2312(g)2 of the Uniform Building Code or 200 pounds per linear foot, whichever is greater, acting normal to the wall at the level of the floor or roof. Existing wall anchors, installed under previous permits, must meet or must be upgraded to meet the requirements of this Division.

**4. Anchors at Corners.** At the roof and all floor levels, both shear and tension anchors shall be provided within two feet horizontally from the inside of the corners of the walls.

**5. Anchors with Limited Access.** When access to the exterior face of the masonry wall is prevented by proximity of an existing building, wall anchors conforming to Item 5b in Table A-23-D may be used.

**(c) Collectors.** Collector elements shall be provided which are capable of transferring the seismic forces originating in other portions of the building to the element providing the resistance to those forces.

**(d) Ties and Continuity.** Ties and continuity shall conform to Section 2312(h)2E, of the Uniform Building Code.

(e) **Wall Bracing.** 1. **General.** Where a wall height-thickness ratio exceeds the specified limits, the wall may be laterally supported by vertical bracing members per Section 2389(e)2 or by reducing the wall height by bracing per Section 2389(e)3.

2. **Vertical Bracing Members.** Vertical bracing members shall be attached to floor and roof construction for their design loads independently of required wall anchors. Horizontal spacing of vertical bracing members shall not exceed one-half the unsupported height of the wall nor 10 feet. Deflection of such bracing members at design loads shall not exceed one-tenth of the wall thickness.

3. **Wall Height Bracing.** The wall height may be reduced by bracing elements connected to the floor or roof. Horizontal spacing of the bracing elements and wall anchors shall be as required by design but shall not exceed 6 feet on center. Bracing elements shall be detailed to minimize the horizontal displacement of the wall by the vertical displacement of the floor or roof.

(f) **Parapets.** Parapets and exterior wall appendages not conforming to the Division shall be removed, or stabilized or braced to ensure that the parapets and appendages remain in their original position.

The maximum height of an unbraced unreinforced masonry parapet above the lower of either the level of tension anchors or roof sheathing, shall not exceed one and one-half (1-1/2) times the thickness of the parapet wall. If the required parapet height exceeds this maximum height, a bracing system designed for the force factors specified in Table 23-P of the Uniform Building Code for walls shall support the top of the parapet. Parapet corrective work must be performed in conjunction with the installation of tension roof anchors.

The minimum height of a parapet above the wall anchor shall be twelve (12) inches.

**EXCEPTION:** If a reinforced concrete beam is provided at the top of the wall, the minimum height above the wall anchor may be six (6) inches.

(g) **Veneer.** 1. Unreinforced masonry walls which carry no design loads other than their own weight may be considered as veneer if they are adequately anchored to new supporting elements.

2. Veneer shall be anchored with approved anchor ties, conforming to the required design capacity specified in Chapter 30 of the Uniform Building Code and placed at a maximum spacing of 24 inches with a maximum supported area of two (2) square feet.

EXCEPTION: Existing veneer anchor ties may be acceptable provided the ties are in good condition and conform to the following minimum size, maximum spacing and material requirements.

Existing veneer anchor ties shall be corrugated galvanized iron strips not less than one inch in width, eight inches in length and one-sixteenth of an inch in thickness (1" X 8" X 1/16") or equal and shall be located and laid in every alternate course in the vertical height of the wall at a spacing not to exceed 17 inches on centers horizontally. As an alternate, such ties may be laid in every fourth course vertically at a spacing not to exceed nine (9) inches on centers horizontally.

3. The location and condition of existing veneer anchor ties shall be verified as follows:

A. An approved testing laboratory shall verify the location and spacing of the ties and shall submit a report to the Building Official for approval as a part of the structural analysis.

B. The veneer in a selected area shall be removed to expose a representative sample of ties (not less than four) for inspection by the Building Official.

(h) **Truss and Beam Supports.** Where trusses and beams other than rafters or joists are supported on masonry, independent secondary columns shall be installed to support vertical loads of the roof or floor members. The loads shall be transmitted down to adequate support.

(i) **Adjacent Buildings.** 1. Where elements of adjacent buildings do not have a separation of 5 inches, the allowable height/thickness ratios for "buildings with crosswalls" per Table A-23-B shall not be used in the direction of consideration.

2. Where buildings do not have a separation of at least 5 inches and the diaphragm levels of the adjoining structures differ by more than one and one-half times the wall thickness, supplements vertical gravity load carrying members shall be added to support the loads normally carried by the wall and such members shall not be attached to the wall. The loads shall be transmitted down to the foundation.

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TABLE NO. A-23-A  
HORIZONTAL FORCE FACTOR  $C_p$

CONFIGURATION OF MATERIALS	$C_p$
Roofs with straight or diagonal sheathing and roofing applied directly to the sheathing, or floors with straight tongue and groove sheathing.	0.5
Diaphragms with double or multiple layers of boards with edges offset and blocked plywood systems.	0.75

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**TABLE NO. A-23-B**  
**ALLOWABLE VALUE OF HEIGHT-THICKNESS RATIO OF**  
**UNREINFORCED MASONRY WALLS**

Wall Types	Seismic Zone 3	Seismic Zone 4	Seismic Zone 4
	Buildings	Buildings with Crosswalls <sup>1</sup>	All Other Buildings
Walls of one-story buildings	16	16 <sup>2,3</sup>	13
First-story wall of multi-story building	18	16	15
Walls in top story of multi-story buildings	14	14 <sup>2,3</sup>	9
All other walls	16	16	13

<sup>1</sup>Applies to the Special Procedures of Section 2388(d) only. See Section 2388(d)7 for other restrictions.

<sup>2</sup>This value of height-to-thickness ratio may be used only where mortar shear tests in accordance with Section 2385 establish a tested mortar shear strength,  $v_t$ , of not less than 100 psi or where the tested mortar shear strength,  $v_t$ , is not less than 60 psi and a visual examination of the collar joint indicates not less than 50% mortar coverage.

<sup>3</sup>Where a visual examination of the collar joint indicates not less than 50% mortar coverage and the tested mortar shear strength,  $v_t$ , when established in accordance with Section 2385 is greater than 30 psi but less than 60 psi, the allowable height-to-thickness ratio may be determined by linear interpolation between the larger and smaller ratios in direct proportion to the tested mortar shear strength,  $v_t$ .



TABLE NO. A-23-C  
ALLOWABLE VALUES FOR EXISTING MATERIALS

EXISTING MATERIALS OR CONFIGURATIONS OF MATERIALS <sup>1</sup>	ALLOWABLE VALUES
<b>1. HORIZONTAL DIAPHRAGMS<sup>4</sup></b>	
a. Roofs with straight sheathing and roofing applied directly to the sheathing.	100 lbs. per foot for seismic shear
b. Roofs with diagonal sheathing and roofing applied directly to the sheathing.	250 lbs. per foot for seismic shear
c. Floors with straight tongue-and-groove sheathing.	100 lbs. per foot for seismic shear
d. Floors with straight sheathing and finished wood flooring with board edges offset or perpendicular.	500 lbs. per foot for seismic shear
e. Floors with diagonal sheathing and finished wood flooring.	600 lbs. per foot for seismic shear
<b>2. CROSSWALLS<sup>2,4</sup></b>	
a. Plaster on wood or metal lath.	Per side: 200 lbs. per foot for seismic shear
b. Plaster on gypsum lath.	175 lbs. per foot for seismic shear
c. Gypsum wall board, unblocked edges.	75 lbs. per foot for seismic shear
d. Gypsum wall board, blocked edges.	125 lbs. per foot for seismic shear

TABLE NO. A-23-C  
ALLOWABLE VALUES FOR EXISTING MATERIALS? MATERIAL (Cont.)

EXISTING MATERIALS OR CONFIGURATIONS OF MATERIALS <sup>1</sup>	ALLOWABLE VALUES <sup>4</sup>
<b>3. EXISTING FOOTINGS, WOOD FRAMING, STRUCTURAL STEEL, AND REINFORCED STEEL</b>	
a. Plain concrete footings.	$f_c' = 1500$ psi unless otherwise shown by tests
b. Douglas fir wood.	Allowable stress same as No. 1 D.F. <sup>3</sup>
c. Reinforcing Steel.	$f_t = 18,000$ lbs. per square inch maximum. <sup>3</sup>
d. Structural Steel.	$f_t = 20,000$ lbs. per square inch maximum. <sup>3</sup>

<sup>1</sup>Material must be sound and in good condition.

<sup>2</sup>Shear values of these materials may be combined, except the total combined value shall not exceed 300 lbs. per foot.

<sup>3</sup>Stresses given may be increased for combinations of loads as specified in Section 2387.

<sup>4</sup>A one-third increase in allowable stress is not allowed.

FIGURE NO. A-23-1, ACCEPTABLE DIAPHRAGM SPAN

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TABLE NO. A-23-D <sup>4</sup>  
ALLOWABLE VALUES OF NEW MATERIALS USED  
IN CONJUNCTION WITH EXISTING CONSTRUCTION

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES <sup>4</sup>
<b>1. HORIZONTAL DIAPHRAGMS</b>	
Plywood sheathing applied directly over existing straight sheathing with ends of plywood sheets bearing on joists or rafters and edges of plywood located on center of individual sheathing boards.	225 lbs. per foot
<b>2. CROSSWALLS</b>	
a. Plywood sheathing applied directly over wood studs. (No value shall be given to plywood applied over existing plaster or wood sheathing.)	1.33 times the value specified in Table No. 25-K-1 Uniform Building Code for shear walls.
b. Drywall or plaster applied directly over wood studs.	100 percent of the values in Table No. 47-I of the Uniform Building Code.
c. Drywall or plaster applied to sheathing over existing wood studs.	50 percent of the values for plywood specified in Table No. 47-I of the Uniform Building Code.

TABLE NO. A-23-D <sup>4</sup>  
 ALLOWABLE VALUES OF NEW MATERIALS USED  
 IN CONJUNCTION WITH EXISTING CONSTRUCTION  
 (continued)

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES <sup>4</sup>
<b>3. TENSION BOLTS</b>	
Bolts extending entirely through unreinforced masonry walls secured with bearing plates on far side of a 3 wythe minimum wall with at least <sup>2,3</sup> square inches of area.	1800 lbs. per bolt  (900 lbs. for 2 wythe walls)
<b>4. SHEAR BOLTS</b>	
Bolts embedded a minimum of 8 inches into unreinforced masonry walls. Bolts shall be centered in 2-1/2 inch-diameter hole with the dry-pack or non-shrink grout around circumference of bolt. <sup>1,3</sup>	133 percent of the values for plain masonry specified for solid masonry in Tables No. 24-E of Uniform Building Code. No values larger than those given for 3/4 inch bolts shall be used.
<b>5. COMBINED TENSION AND SHEAR BOLTS</b>	
<b>a. Through Bolts - Combined Shear and Tension</b>	
Bolts meeting the above requirements for <sup>1,2,3</sup> tension bolts and shear bolts.	Tension: Same as for tension bolts Shear: Same as for shear bolts.
<b>b. Embedded Bolts - Combined Shear and Tension</b>	
Bolts extending to the exterior face of the wall with a 2 1/2 inch round plate under the head and drilled at an angle of 22-1/2 degrees to the horizontal. Installed <sup>1,2,3</sup> as specified for shear bolts.	Tension: Same as for tension bolts Shear: Same as for shear bolts

TABLE NO. A-23-D <sup>4</sup>  
 ALLOWABLE VALUES OF NEW MATERIALS USED  
 IN CONJUNCTION WITH EXISTING CONSTRUCTION  
 (continued)

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES <sup>4</sup>
<b>INFILLED WALLS</b>	
6. Reinforced masonry infilled openings in existing unreinforced masonry walls. Provide keys or dowels to match reinforcing.	Same as values specified for unreinforced masonry walls.
<b>7. REINFORCED MASONRY</b>	
Masonry piers and walls reinforced per Chapter 24 of the Uniform Building Code.	Same as values specified in Sec. 2409 of the Uniform Building Code.
<b>8. REINFORCED CONCRETE</b>	
Concrete footings, walls and piers reinforced as specified in Chapter 26 of the Uniform Building Code and designed for tributary loads.	Same as values specified in Chapter 26 of the Uniform Building Code.

<sup>1</sup>Bolts to be tested as specified in Section 2386.

<sup>2</sup>Bolts to be 1/2-inch minimum in diameter.

<sup>3</sup>Drilling for bolts and dowels shall be done with an electric rotary drill. Impact tools shall not be used for drilling holes or tightening anchors and shear bolt nuts.

<sup>4</sup>A one-third increase in allowable stress is not allowed.

**TABLE NO. A-23-E  
RATING CLASSIFICATIONS**

<u>TYPE OF BUILDING</u>	<u>CLASSIFICATION</u>
Essential Building	I
Hazardous Building	I
High-Risk Building	II
Medium-Risk Building	III
Low-Risk Building	IV

**TABLE NO. A-23-F  
TIME LIMITS FOR COMPLIANCE**

<u>Required Action by Owner</u>	<u>Obtain Building Permit Within</u>	<u>Commence Construction Within</u>	<u>Complete Construction Within</u>
Structural Alteration or Building Demolition	1 year <sup>1</sup>	180 days <sup>2</sup>	3 years <sup>2</sup>
Wall Anchors	180 days <sup>1</sup>	270 days <sup>2</sup>	1 year <sup>2</sup>

<sup>1</sup>Measured from date of service of order.

<sup>2</sup>Measured from date of building permit issuance.

**TABLE A-23-G  
EXTENSIONS OF TIME AND SERVICE PRIORITIES**

<b>Rating Classification</b>	<b>Occupant Load</b>	<b>Extension of Time if Wall Anchors are Installed</b>	<b>Periods for Service of Order</b>
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



UNIFORM BUILDING CODE STANDARD NO. 24-40  
IN-PLACE MASONRY SHEAR TESTS

The bed joints of the outer wythe of the masonry shall be tested in shear by laterally displacing a single brick relative to the adjacent bricks in the same wythe. The head joint opposite the loaded end of the test brick shall be carefully excavated and cleaned. The brick adjacent to the loaded end of the test brick shall be carefully removed by sawing or drilling and excavating to provide space for a hydraulic ram and steel loading blocks. Steel blocks, the size of the end of the brick, shall be used on each end of the ram to distribute the load to the brick. The blocks shall not contact the mortar joints. The load shall be applied horizontally, in the plane of the wythe, until either a crack can be seen or slip occurs. The strength of the mortar shall be calculated by dividing the load at the first crack or movement of the test brick by the nominal gross area of the sum of the two bed joints.

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**UNIFORM BUILDING CODE STANDARD NO. 24-41  
TESTS OF ANCHORS IN UNREINFORCED MASONRY WALLS**

**Existing Anchors**

The test apparatus shall be supported on the masonry wall at a minimum distance of the wall thickness from the anchor tested. Existing wall anchors shall be given a preload of 300 pounds prior to establishing a datum for recording elongation. The tension test load reported shall be recorded at 1/8-inch relative movement of the anchor and the adjacent masonry surface. Results of all tests shall be reported. The report shall include the test results as related to the wall thickness and joist orientation.

**Combined Shear and Tension Bolts**

Combined shear and tension bolts embedded in unreinforced masonry walls shall be tested using a torque calibrated wrench to the following minimum torques:

1/2-inch-diameter bolts -- 40 foot lbs.

5/8-inch-diameter bolts -- 50 foot lbs.

3/4-inch-diameter bolts -- 60 foot lbs.

All nuts shall be installed over malleable iron or plate washers when bearing on wood and heavy cut washers when bearing on steel.

UNIFORM BUILDING CODE STANDARD NO. 24-42  
POINTING OF UNREINFORCED MASONRY WALLS

**POINTING**

The old mortar should be cut out, by means of a toothing chisel or a special painter's grinder, to a uniform depth of 3/4", or until sound mortar is reached. Care must be taken not to damage the brick edges. All dust and debris must be removed from the joint by brushing, blowing air or rinsing with water.

Mortar mix shall be Type "S" or "N" proportions as called for in the construction specifications. The tuck-pointing mortar should be pre-hydrated to reduce excessive shrinkage. The proper pre-hydration process is as follows:

All dry ingredients should be thoroughly mixed. Only enough clean water should be added to the dry mix to produce a damp, workable consistency which will retain its shape when formed into a ball. The mortar should stand in this dampened condition for one to one and one-half hours.

The joints to be tuck-pointed should be dampened, but to ensure a good bond, the brickwork must absorb all surface water. Water should be added to the pre-hydrated mortar to bring it to a workable consistency (somewhat drier than conventional mortar). The mortar should be packed tightly into the joints in thin layers (1/4" maximum). Each layer should become "thumbprint hard" before applying the next layer. The joints should be tooled to match the original profile after the last layer of mortar is "thumbprint hard."

**RELAYING OF BRICK**

Replacement bricks must match the originals with respect to size, color, and texture where exposed. A tuck-pointing toothing chisel should be used to cut out the mortar which surrounds the affected units. Power driven impact tools are not allowed. Once the units are removed, all of the old mortar shall be carefully chiseled out and all dust and debris shall be swept out with a brush.

If used brick is to be relayed, it shall be cleaned of all old mortar. The brick surfaces in the wall shall be dampened before new units are placed, but the masonry should absorb all surface moisture to ensure a good bond. The appropriate surfaces of the surrounding brickwork and the replacement brick should be buttered with mortar. The replacement brick should be centered in the opening and pressed into position.

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The excess mortar should be removed with a trowel. Pointing around the replacement brick will help to ensure full head and bed joints. When the mortar becomes "thumbprint hard," the joints shall be tooled to match the original profile.

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Sec. UBC APPENDIX 2916(a). SUBSOIL DRAINAGE. When required by the building official due to the requirements of Sec. UBC Appendix 2912 and 2913, a base material shall be installed under the floor slab and a 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 2916(b) need not be provided, and the foundation drain required by Section 2916(c) need be provided only around that portion of the building where the ground level is above the floor slab level.

(b) BASE MATERIAL. When subsoil drainage is required under Sec. UBC Appendix 2916(a), the requirements of Table UBC 29-A 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 2914(b). 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.

#### Sec. UBC APPENDIX 3214. METAL ROOFING

(a) Metal Roofing, when installed in the High Fire Hazard Areas, as defined in UBC Chapter 16, shall not be installed over existing wood shake or wood shingle roofing.

(b) 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.

(c) 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.

Sec. UBC APPENDIX 3501(a). GENERAL. In Group R occupancies, sound insulation shall be provided to protect persons within new hotels, motels, apartment houses, and dwellings from the effects of excessive noise, including but not limited to hearing loss or impairment and interference with speech and sleep. This shall include wall and floor-ceiling assemblies separating dwelling units or guest rooms from each other, and from public space such as interior corridors and service areas, and from external community noise sources. Such assemblies shall provide airborne sound insulation for walls and both airborne and impact sound insulation for floor-ceiling assemblies.

EXCEPTION: Detached single-family dwellings not located within the CNEL contour (as defined in Title 4, Subchapter 6, CAC) of 60 dB.

(e) FIELD TESTING AND CERTIFICATION. Field testing, when required, shall be conducted under the supervision of a person experienced in the practice of acoustical testing and engineering, and who shall forward test results to the Building Official showing that the minimum sound insulation requirements stated herein have been met.

(h) LOCATION AND ORIENTATION. Consistent with land use standards, residential structures located in noise critical areas, such as proximity to select system of county roads and streets (as specified in 186.4 of the State of California Streets and Highways Code), railroads, rapid transit lines, airports, or industrial areas shall be designed to prevent the intrusion of exterior noises beyond prescribed levels with all exterior doors and windows in the closed position. Proper design shall include, but shall not be limited to, orientation of the residential structure, setbacks, shielding, and sound insulation of the building itself.

(i) INTERIOR NOISE LEVELS. Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources shall not exceed an annual CNEL of 45 dB in any habitable room.

(j) AIRPORT NOISE SOURCE. Residential structures to be located within an annual CNEL contour (as defined in Title 4, Subchapter 6, CAC) of 60 require an acoustical analysis showing that the structure has been designed to limit intruding noise to the prescribed allowable levels. CNEL's shall be as determined by the local jurisdiction in accordance with its local general plan.

(k) VEHICULAR AND INDUSTRIAL NOISE SOURCES. Residential buildings or structures to be located within annual exterior community noise equivalent level contours of 60 dB adjacent to the select system of county roads and city streets (as specified in Section 186.4 of the State of California Streets and Highways Code), freeways, state highways, railroads,

rapid-transit lines and industrial noise sources shall require an acoustical analysis showing that the proposed building has been designed to limit intruding noise to the allowable interior noise levels prescribed in Appendix Chapter 35, Section 3501(b), UBC.

EXCEPTION: Railroads, where there are no nighttime (10:00 p.m. to 7:00 a.m.) railway operations and where daytime (7:00 a.m. to 10:00 p.m.) railway operations do not exceed four (4) per day.

(l) COMPLIANCE. Evidence of compliance shall consist of submittal of an acoustical analysis report, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit. The report shall show topographical relationship of noise sources and dwelling site, identification of noise sources and their characteristics, predicted noise spectra at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction (measured or obtained from published data), noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met. If interior allowable noise levels are met by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.

(m) FIELD TESTING. Only when inspection indicates that the construction is not in accordance with the approved design, field testing may be required. Interior noise measurements shall be taken under conditions of typical maximum exterior noise levels within legal limits. A test report showing compliance or noncompliance with prescribed interior allowable levels shall be submitted to the Building Official.

#### APPENDIX CHAPTER UBC 49 PATIO COVERS AND PATIO ENCLOSURES

**PATIO COVERS AND PATIO ENCLOSURES DEFINED.** Sec. 4901 (a) 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 Sec. 4902.

(b) **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

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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 in thickness.

(c) Patio covers and patio enclosures may be deattached or attached to other buildings as accessories to Group M; 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 UBC CHAPTER 51  
ELEVATORS, DUMBWAITERS, ESCALATORS  
AND MOVING WALKS

PURPOSE

Sec. UBC 5107. 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.

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.

Sec. UBC 7002. 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 III, Sec. 3-1 of this ordinance.

Sec. UBC APPENDIX 7002.5. 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;
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;
3. Where the proposed graded slopes exceed 25 feet 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 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 or 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) Routine dredging of waste materials for which a permit has been issued by the Environmental Health Division of the 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 Sections 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

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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 interests 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.

**Sec. UBC APPENDIX 7004. HAZARDS.**

(a) **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.

(b) 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 the 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.

(c) SERVICE OF NOTICE AND ORDER. The notice and order shall be served and posted by the Building Official in the manner and subject to the conditions set forth in subdivisions (c), (d) and (e) 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.

(d) 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.

(e) APPEAL FROM NOTICE AND ORDER. Any person entitled to service under subdivision (c) 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 by 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 the original notice and order to abate. The decision of the Board of Grading Appeals is final when made.

(f) COMPLIANCE WITH NOTICE AND ORDER REQUIRED. It shall be unlawful for any person, firm or corporation to whom 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.

(g) 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.

(h) 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 (b) through (g) 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.

(i) 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.

(j) 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 (g) or (h) 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 (c) 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 (h) 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 took place.

(k) 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 (j) 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.

(1) SPECIAL ASSESSMENT FOR COST OF ABATEMENT BY COUNTY. For cost of abatement by the County, pursuant to subdivision (g) or (h) of this Section, for which payment is not made pursuant to subdivision (k) of this Section, shall be a special assessment against the parcel on which the nuisance had 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.

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

ISOLATED, SELF-CONTAINED AREA is that portion of a parcel of land or of contiguous parcels of land under single ownership which is more than 100 feet from the exterior boundary of such parcel or parcels and 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.

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 of such portion;

(b) The portion is not visible from a private residence located within 1.0 horizontal mile of such portion unless the owner and the tenant of 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.

Sec. UBC APPENDIX 7006(g). PERMIT ISSUANCE. The provisions of Section 303 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 180 days 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 180 days 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. UBC APPENDIX 7007. 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.

Sec. UBC APPENDIX 7011(a). SETBACKS. 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,

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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 the safety of the public.

Sec. UBC APPENDIX 7012(a). DRAINAGE AND TERRACING. 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 5 horizontal to 1 vertical.

Sec. UBC APPENDIX 7014(b). GRADING DESIGNATION. All grading in excess of 1,000 cubic yards 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 shall be designated "regular grading" unless the permittee, with the approval of the Building Official, chooses to have the grading performed as engineered grading.



ARTICLE VI - UNIFORM HOUSING CODE (UHC)

Sec. 6-1. ADOPTION. That housing code known as the "Uniform Housing Code," 1991 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 protect the public health and safety as set out in Section 102 of said code, is hereby adopted and enacted as the primary Housing Code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein with specific modifications as indicated below.

Sec. 6-2. AMENDMENTS. Refer to Sec. 2-5 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments which follow:

Sec. UHC 104(b). RELOCATION. Buildings or structures moved into or within the County shall comply with the provisions of Article XI in this ordinance.

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

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

Sec. UHC 302. FEES. Refer to Section 305 in this ordinance.

Sec. UHC 503(b). 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 net 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 1208.

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

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

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/infracton.

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

Sec. 7-1. ADOPTION. That code known as the "Uniform Code for the Abatement of Dangerous Buildings," 1991 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 protect the public health and safety as set out in Section 102 of said Code, is hereby adopted and enacted as the Code for Abatement of Dangerous Buildings in the County and made part of this Code by reference with the same force and effect as if fully set forth herein with specific modifications as indicated below. Such code will be referred to herein as the Dangerous Buildings Code.

Sec. 7-2. AMENDMENTS. Refer to Sec. 2-5 in this ordinance for an explanation of the section numbering and cross referencing system used for the amendments which follow:

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

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

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

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.

ARTICLE VIII - NATIONAL ELECTRICAL CODE (NEC)

Sec. 8-1. ADOPTION. That electrical code known as the "National Electrical Code," 1990 Edition, promulgated and published by the National Fire Protection Association, 470 Atlantic Avenue, Boston, Massachusetts 02210, and as amended herein, the purpose and subject matter of which, among other things, is to provide minimum standards for the installation, maintenance, and use of electrical wiring and electrical apparatus in order to safeguard persons and property from electrical hazards, is hereby adopted and enacted as the primary Electrical Code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

Sec. 8-2. POWERS AND DUTIES OF THE BUILDING OFFICIAL

A. 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 Chief Electrical Inspector that such equipment is authorized to be energized.

B. 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.

C. 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

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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.

D. 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 any 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.

Sec. 8-3 AMENDMENTS. Refer to Sec. 2-5 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments which follow:

Sec. NEC CHAPTER 2. ORGANIZATION AND ENFORCEMENT. Sections 201 through 204 inclusive, on pages 4 through 6 in the NEC are hereby deleted in their entirety. (Refer to ARTICLE II of this ordinance for GENERAL PROVISIONS).

Sec. NEC CHAPTER 3. PERMITS AND INSPECTIONS. Sections 301 through 306 inclusive, on pages 7 through 15 in the NEC are hereby deleted in their entirety. (Refer to ARTICLE III for PERMITS AND INSPECTIONS and for FEES).

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

For aluminum and copper-clad aluminum conductors, see Tables 310-16 through 310-31 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. NEC 110-8. WIRING METHODS. Only wiring methods recognized as suitable are included in this Code. The recognized methods of wiring shall be permitted to be installed in any type of building or occupancy, except as otherwise provided in this Code.

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

Sec. NEC 250-83(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 as specified in Section 250-81(c) in the NEC.

Sec. NEC 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.

ARTICLE NEC 700. EMERGENCY SYSTEMS "Footnote": For additional requirements for emergency power requirements, refer to NFPA-20 "REQUIREMENTS FOR FIRE PUMP WIRING."

ARTICLE IX - UNIFORM PLUMBING CODE (UPC)

Sec. 9-1. ADOPTION. That plumbing code known as the "Uniform Plumbing Code," 1991 Edition, and appendices A, B, C, D, 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.

Sec. 9-2. POWERS AND DUTIES OF THE BUILDING OFFICIAL.

A. 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.

B. 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.

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

(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.

(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 this code.

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Sec. 9-3. AMENDMENTS. Refer to Sec. 2-5 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments which follow:

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. (Refer to Article II for GENERAL PROVISIONS, and to Article III for PERMITS AND INSPECTIONS and for FEES).

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.

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 or where pressurized by a pump or ejector. They shall be kept at least twelve (12) inches (.3m) below ground.

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, CPVC 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.

Sec. UPC 1007(e). Relief valves located inside a building shall be provided with a drain, not smaller than the relief valve outlet, of galvanized steel or hard-drawn copper piping and fittings, and shall extend from the valve to the outside of the building with the end of the pipe not more than 30 inches nor less than six inches above the ground and pointing downward. Such drains may terminate at other approved locations. No part of such drain shall be trapped, and the terminal end of the drain pipe shall not be threaded.

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Sec. UPC 1101(d). AVAILABILITY OF PUBLIC SEWER.

1. 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.

2. ALTERNATIVE PRIVATE SEWAGE DISPOSAL SYSTEMS

(a) When the applicant seeks to install an alternative 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 alternative private sewage disposal system.

(b) In all other cases when the applicant seeks to install an alternative 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.

Sec. UPC 1101(g). For the purpose of administering those requirements of Chapter 11 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.

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

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 Filtra- tion System	Mound System
Building or Structures <sup>1</sup>	2	5	8	8	8	20 <sup>7</sup>
Property line adjoining pri- vate property	Clear <sup>2</sup>	5	5	8	8	10
Water supply well on suction line	50 <sup>3</sup>	50	100	150	100 <sup>8</sup>	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 <sup>4</sup>	5	--	--
On site domestic water service line	1 <sup>5</sup>	5	5	5	5	5
Distribution Box	--	--	5	5	--	--
Pressure public water main	10 <sup>6</sup>	10	10	10	10	10

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

When facilities are located near tidal or ocean waters, the horizontal distance shall be measured from the historically most landward location of the beach at the mean high tide elevation. Structures or facilities shall be constructed in accordance with Federal, State and local laws to prevent erosion of the beaches and movement of the mean high tide 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-coheres, roofed patios, carports, covered walks, covered driveways and similar appurtenances.
- (2) See Section 315(c) 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. 1108 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 parentheses 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, leaching beds, and seepage pits). See notes (a) through (e) below.
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1 or less	75
2	85
3	100
4	115
5	125
10	165
15	190
30	250
45	300
60	330
over 60 (f)	---

- (a) Sufficient usable land area must be available to provide 100% expansion of required absorption area when/if necessary. See 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 anticipated.
- (c) The absorption area for leach lines and leaching beds is calculated as trench bottom area only except as provided in Sec. UPC APPENDIX I-3 in this ordinance. Minimum required area for leaching trenches is 150 sq. ft.
- (d) The absorption area for seepage pits is calculated as the effective sidewall area below the inlet. See Sec. UPC APPENDIX I-3 in this ordinance.
- (e) The above table allows for the connection of domestic food waste units and automatic clothes washing machines without further increase in absorption area.
- (f) Soil having a percolation rate over 60 min/inch is unsuitable for installation of an absorption system.

Sec. UPC 1110(a). LOCATION OF SEWAGE DISPOSAL SYSTEMS. Except as provided in subsection 1110(b) in the UPC, no building sewer or private sewage disposal system, or parts thereof, shall be located in any lot other than the lot which is the site of the building or structure served by such sewer or private sewage disposal system; nor shall any building sewer or private sewage disposal system or part thereof be located at any point having less than the minimum distances indicated in Table UPC Appendix I-1 in this ordinance. Table 11-1 on Page 90 and Table I-1 on Page 190 in the UPC are hereby deleted in their entirety.

Sec. UPC APPENDIX I-1(a). PRIVATE SEWAGE DISPOSAL: GENERAL REQUIREMENTS. Where permitted by Section 1101 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.

Sec. UPC APPENDIX I-1(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.

Sec. UPC APPENDIX I-1(f). PRIVATE SEWAGE DISPOSAL RESTRICTIONS. When there is insufficient lot area or improper soil or geological conditions for adequate and safe sewage disposal for the building or land use proposed, and the Administrative Authority so finds, no building permit shall be issued and no private sewage disposal shall be permitted. Where space or soil conditions are critical, no building permit shall be issued until engineering data and test reports satisfactory to the Administrative Authority have been submitted and approved. The Administrative Authority may grant exceptions to the requirements of this Code in case of practical difficulty or unnecessary hardship provided that the installation is equivalent to the standards established by this Code and is not inimical to the health, safety or welfare of the general public.

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Sec. UPC APPENDIX I-1(h). 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 1110(b) 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. UPC APPENDIX I-3. AREA OF DISPOSAL FIELDS AND SEEPAGE PITS. The minimum effective absorption area of disposal fields in square feet of trench bottom, and of seepage pits in square feet of sidewall, shall be predicated on the required septic tank capacity in gallons. 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 required 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 within 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. UPC APPENDIX I-4. PERCOLATION TESTS. (a) Disposal fields and seepage pits shall be sized in accordance with the percolation tests or analyses required by subsection (b) of this Section.

(b) In order to determine the absorption qualities of soils, the proposed site shall be subjected to percolation tests and/or hydrometer analyses performed under the supervision of a California-registered sanitarian, 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. UPC APPENDIX 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 2½ inches in diameter, free from fines, except when otherwise approved by the Administrative Authority. Effluent shall be conducted to the bottom of the excavation by means of approved perforated pipe extending to the entire depth of the pit. Approval shall be obtained prior to construction for any pit having an excavation diameter greater than six (6) feet.

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

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

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

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

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

Subsections (a) through (g) of Appendix Sec. I-9 and the Recommended Design criteria for commercial/industrial waste disposal on pages 190 and 191 in the UPC are hereby deleted in their entirety.

Sec UPC APPENDIX I-10. 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.

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(b) GENERAL REQUIREMENTS. Designs for alternative 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, 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.

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 grain size within the acceptable range indicated on Table UPC Appendix I-7 of this Code. 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 grain size within the acceptable range indicated on Table UPC Appendix I-7 of this Code.

(Insert Table UPC Appendix I-7)

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4D320-1.91/102

ARTICLE X - UNIFORM MECHANICAL CODE (UMC)

Sec. 10-1. ADOPTION. That mechanical code known as the "Uniform Mechanical Code," 1988 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, 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.

Sec. 10-2. AMENDMENTS. Refer to Sec. 2-5 in this ordinance for an explanation of the section numbering and cross-referencing system used for the amendments which follow.

Sec. UMC 304(b), (c). FEES. Refer to Section 3-5 in this ordinance.

Sec. UMC 304(f) FEE REFUNDS. Refer to Section 3-6 in this ordinance.

TABLE NO. 3-A MECHANICAL PERMIT FEES. (Delete this Table in its entirety. Refer to Section 3-5 in this ordinance.)

Sec. UMC 912(a) Factory-built Chimneys.

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 XI

### RELOCATED BUILDINGS AND TEMPORARY STRUCTURES

Sec. 11-1. 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. 11-2. 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.

(a) 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. 11-5 DENIAL OF PERMIT.)

Sec. 11-3. 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 3-2 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 Fee Schedule to cover increased costs of inspection and mileage.

(a) ~~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. 11-4. 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. 11-5. 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.

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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. 11-6. 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. 11-7. 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. 11-8. 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. UBC 304(b) in this Code, based upon the estimated cost of all construction necessary to complete the structure.

Sec. 11-9. 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 3-1(e) in this Code if the building or structure is not relocated to the proposed site and/or the required work commenced within 180 days of the date of issuance of such permits.

Sec. 11-10. PROCEDURE UPON DEFAULT. (a) PERFORMANCE BOND. Should the principal fail to comply with the conditions required by the relocation permit, the Building Official shall give notice of default in writing to the principal and to the surety named in the performance bond.

The notice of default shall state the conditions of the bond which have not been complied with and shall specify the period

of time the Building Official deems to be reasonably necessary for completion of the work.

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

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

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

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

2. A cash bond is posted by the Surety in the amount of the performance bond, payable to the County of Ventura, to enable the Building Official to cause the required work of repair or demolition to be performed in accordance with Section 11-10(b) in this ordinance.

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

(c) ASSIGNMENT OF SHARES. When an assignment of shares has been posted the Building Official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the Building Official may request payment of the assigned certificates or shares or any portion thereof by the 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. 11-11 RELEASE OF SECURITY. (a) PERFORMANCE BOND. When all conditions and requirements of the relocation permit and applicable laws and ordinances have been completed, the Building Official shall notify the surety that the bond has been exonerated.

(b) CASH BOND. When a cash bond has been posted and all requirements of the relocation permit have been completed, the Building Official shall return the cash to the depositor, or to his successors or assigns, except any portion thereof that may have been used, cashed, or deducted as provided elsewhere in this Article.

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(c) ASSIGNMENT OF SHARES. When an assignment of shares has been made and all requirements of the relocation permit have been completed, the Building Official shall notify the 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.

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ARTICLE XII - SWIMMING POOLS, ORNAMENTAL POOLS,  
AND APPURTENANT FENCING

Sec. 12-1. 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, 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. (When appropriate, public pools shall comply also with CCR Title 24).

Sec. 12-2. POOL DESIGN AND CONSTRUCTION

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

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

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

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

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

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

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

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

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

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

(f) GRAB BARS. Wherever egress from a pool 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 of 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. 12-3. DECKS

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

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

Approved joints shall be provided in the deck at corners, at maximum 10-foot intervals, and wherever necessary in order to control cracking, to allow for differential movement, and to minimize damage to the deck from such movement should it occur.

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Joints in decks and coping shall be made watertight with an approved permanent resilient sealant.

(c) CUTOFF WALLS. At the outer perimeter of pool decks a cutoff wall of approved material shall be installed below-grade to a depth of at least 15 inches so as to form a permanent and effective vertical moisture barrier.

EXCEPTIONS: 1. A cutoff wall may be omitted when a deck at least six feet wide is installed.

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

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

(e) 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. 12-4. DRAINAGE AND DISPOSAL

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

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

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

Sec. 12-5. SPECIAL INSPECTION. Special inspection as required by Section 306 in the UBC shall be provided for pneumatically placed concrete (gunite) in swimming pools.

#### Sec. 12-6. FENCING AND GATES.

(a) 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 12-1 shall at all times

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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.

(b) 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.

(c) 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.

(d) 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.

(e) 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 M-3, 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.

(f) ALTERNATES. The Building Official may approve modifications and alternatives to the fencing requirements in individual cases in accordance with the provisions of UBC Section 105 and 106.

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ARTICLE XIII - MOBILEHOMES AND COMMERCIAL COACHES

Sec. 13-1. 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. 13-2. 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. 13-3. 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.
- (d) Payment of installation permit fees in addition to fees for permits, services or clearances which may otherwise be required.

Sec. 13-4. SPECIAL REQUIREMENTS, COMMERCIAL COACHES

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

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

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



(d) 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. 13-5. REQUIREMENTS IN HIGH FIRE HAZARD AREAS. The requirements of Section UBC Chapter 16 in this ordinance shall be applicable to mobilehomes, mobilehome accessory structures, manufactured or factory-built housing, and commercial coaches installed within High Fire Hazard areas.

Sec. 13-6. 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.

ARTICLE XIV - COPIES OF CODES FOR PUBLIC INSPECTION

Sec. 14-1. FILING WITH CLERK OF THE BOARD. Not less than one (1) certified copy of this Code and of each of the codes adopted by reference herein are on file in the office of the Clerk of the Board of Supervisors, and all such certified copies of the codes shall be kept at that office for public inspection while this Code is in force.

Sec. 14-2. 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.

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Ventura County Building Code  
SUBJECT INDEX

- o For index by Article and Section, see Table of Contents, pages i and ii.
- o See the published edition of each adopted Code for an index of subject matter which is not contained in this ordinance.

SUBJECT SECTION NO.

--A--

**ABATEMENT**

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Insanitary plumbing . . . . . 9-2(a)  
Unsafe electrical work . . . . . 8-2

**ABSORPTION AREA REQUIREMENTS** . . . . . Art. IX, Table UPC APP. I-6

**ADMINISTRATIVE PROVISIONS** . . . . . Art. I

**ADOPTION BY REFERENCE**

Dangerous Buildings Code . . . . . 7-1  
National Electrical Code (NEC) . . . . . 8-1  
Uniform Building Code (UBC) . . . . . 5-1  
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**NO REQUIREMENTS**

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BW:j