

ORDINANCE NO. 471 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES ADOPTING THE "UNIFORM BUILDING CODE"; "UNIFORM MECHANICAL CODE"; "UNIFORM HOUSING CODE"; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDING"; "UNIFORM ADMINISTRATION CODE"; "UNIFORM PLUMBING CODE"; "NATIONAL ELECTRICAL CODE" AND "UNIFORM FIRE CODE"; PROVIDING FOR PENALTIES AND VIOLATIONS THEREOF AND THE REPEALING OF ORDINANCE NO. 434 N.S. AND 435 N.S. AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AS FOLLOWS:

SECTION I. That eight (8) documents and their respective appendices, three (3) copies of each of which are on file in the Office of the City Clerk in the City of El Paso de Robles, being marked and designed as "Uniform Building Code"; "Uniform Mechanical Code"; "Uniform Housing Code"; "Uniform Code for the Abatement of Dangerous Buildings"; "Uniform Fire Code"; and "Uniform Administrative Code"; 1982 editions, as published by the International Conference of Building Officials; "National Electrical Code", 1981 edition as published by the National Fire Protection Association; "Uniform Plumbing Code"; 1982 edition as published by the International Association of Plumbing Officials, be and the same are hereby adopted as the building, housing, and fire protection regulations for regulating the erection, construction, enlargement, alteration, repair, vacation, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of all buildings and/or structures; for governing conditions hazardous to life and property from fire or explosion; to provide minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and owners or occupants of residential buildings; and to provide minimum standards to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, insulation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances, in the City of El Paso de Robles; providing for the issuance of permits and collection of fees as outlined in the Uniform Administration Code; providing penalties for the violation of such code and each and all of the regulations, provisions, penalties, conditions and terms of said "Uniform Codes", three (3) copies each of which are now on file in the Office of the City Clerk, are, with the exception of those changes or additions hereinafter appearing, hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.

SECTION II. Changes or additions to the Uniform Building Code, referred to in Section I of this Ordinance are as follows:

A. Grading & Excavating:

That Chapter 70 of the Appendix of the Uniform Building Code, 1982 edition, be adopted.

B. Building Site Grading:

1. All building sites must be graded to drain roof and surface waters to nearest approved place to deposit such waters, such as street, storm drain or natural water course. Adequate provisions shall be made to prevent drainage waters from damaging the cut-face of an excavation or the slope face of a fill or any other portion of the building site, lot or adjoining properties. Site grading plans must be approved prior to the issuance of a building permit.
2. There shall be a minimum of five (5) feet unobstructed area on one sideyard of any residential building. Obstruction on the other sideyard not to exceed sixty (60) percent of the required five feet; that a minimum of ten feet in the front and rear yards be required. These areas are not to exceed a two (2) percent slope. Modification of this requirement may be granted with a use permit or planned development.

C. Wire Mesh - Floor Slab - Section 2623:

Add a second paragraph as follows:

Where concrete slab floor on grade construction is used and slabs are not poured monolithic with footings (due to expansive soils), there shall be placed vertically in all perimeter footings three-eighths (3/8) inch deformed steel reinforcing bars, spaced four (4) feet center to center. These bars shall be bent inward and tied to the six by six (6 x 6) -- ten/ten (10/10) wire mesh slab reinforcing prior to pouring the slab. Vapor barriers shall not extend over bearing surfaces of the perimeter footings or stem walls. When floor slabs and footings are poured monolithic, the three-eighths (3/8) inch diameter vertical reinforcing may be omitted. All Building slabs shall have a minimum six by six (6 x 6) -- ten/ten (10/10) wire mesh reinforcing. Fill material in trenches and under slabs shall be sand unless native material is approved by the Building Official.

D. Footings - Section 2907:

Add new paragraph (i) Continuous Foundations -- "All continuous concrete or masonry foundations shall be reinforced with not less than two (2) each - Number four (4) reinforcing bars or equivalent unless engineering design is submitted showing no need for such reinforcing."

E. SANITATION FACILITIES ON THE JOB SITE:

There shall not be less than one approved type of water closet for each twenty (20) employees or a fractional part thereof at start of construction. All trash at construction site shall be contained to prevent any littering of the area.

SECTION III. Change or addition to the Uniform Fire Code and Uniform Building Code referred to in Section I of this Ordinance as follows:

Article 10 Fire Protection - Division III Installation Maintenance of Fire Protection, Life-Safety Systems and Appliances and Chapter 38 Fire Extinguisher Systems Section 10.309/Section 3802.

(c) 3 Exhibition and Display Rooms

An automatic sprinkler system shall be installed in rooms classified as Group A Occupancies which have more than ten thousand (10,000) square feet of floor area which can be used for exhibition or display purposes.

(d) Group B Occupancies, change to:

An automatic sprinkler system shall be installed in Group B Division 2 occupancies where the floor area exceeds ten-thousand (10,000) square feet on any floor or twenty-thousand square feet on all floors or in Group B Occupancies three stories or more. In buildings used for high-piled combustible storage, fire protection shall be in accordance with the Fire Code.

Add: (h) Buildings three stories or more. All buildings regardless of occupancies three stories or more in height.

Add: Division V, General Provisions for Fire Safety, Section 10.502 (a). Fire-retardant roof coverings as defined in Section 3203 of the Uniform Building Code shall be installed on all newly constructed buildings and re-roofing.

Exemption: This section shall not apply to the re-roofing of forty (40) percent or less of the structure.

Appendices:

Adopt the following:

- Appendix I-A Life Safety Requirements for Existing Buildings
- Appendix II-A Suppression and Control of Hazardous Fire Areas
- Appendix II-B Protection of Flammable or Combustible Liquids in Locations That May Be Flooded
- Appendix II-D Rifle Ranges
- Appendix III-A Test Procedures for the Extinguishing Systems
- Appendix III-B Basement Pipe Inlets
- Appendix III-C Fire Alarm Systems

Change (c) to read:

(c) Alarm Signal. Audible devices may be bells, horns, chimes, speakers or similar devices but no audible alarm shall conflict with emergency vehicles response or civil defense systems. Under no circumstances shall sirens of wail, yelp, or hi-lo soundings be used. All devices shall be approved by the Police and Fire Chiefs.

Appendix IV-A Interior Floor Finish

Appendix V-A Nationally Recognized Standards of Good Practice

Appendix VI-A Emergency Relief Venting for Fire Exposure for Above Ground Tanks

Appendix VI-B Sample No. 3 Only - Bail Schedule

Section IV. Changes or additions to the National Electrical Code, referenced to in Section I of this Ordinance as follows:

A. All electric services shall have a single main disconnect to disconnect all conductors in a building.

Section V. Ordinance No. 434 N.S. and 435 N.S. (Municipal Code Chapter 17.04) of the City of El Paso de Robles adopting a "Uniform Building Code"; "Uniform Mechanical Code"; "Uniform Housing Code"; "Uniform Code for the Abatement of Dangerous Buildings"; and "Uniform Fire Code"; 1979 Editions; Uniform Electrical Code, 1978 Edition; all other ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section VI. Penalties. Any person who shall violate any of the provisions of this Ordinance hereby adopted, or fails to comply therewith, or who shall violate or fails to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the City Council or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance respectively, be guilty of a misdemeanor, punishable by a fine of not less than ten (\$10.00) dollars nor more than five hundred (\$500.00) dollars or by imprisonment for not less than five (5) days nor more than thirty (30) days or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violations or permit to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

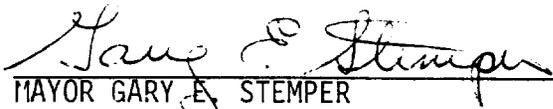
Section VII - Validity. The City Council hereby declares that should any section, paragraph, sentence, or word of this ordinance or of the code hereby be declared for any reason to be invalid, it is the intent of the City Council that it would have passed all other portions of this ordinance independent of the elimination herefrom or any such portions as may be declared invalid.

APPROVED AND ADOPTED this 27th day of October, 1982, by the following vote:

AYES: Councilmen Monroe, Ovitt, Parish and Stemper

NOES: None

ABSENT: Councilman Thorndyke


MAYOR GARY E. STEMPER

ATTEST:


CITY CLERK DONALD B. KEEFER

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO
CITY OF EL PASO DE ROBLES

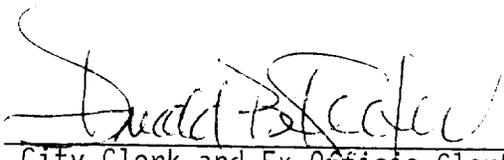
I, DONALD B. KEEFER, City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing Ordinance No. 471 N.S. was duly and regularly adopted, passed and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 27th day of October, 1982, by the following vote:

AYES: Councilmen Monroe, Ovitt, Parish and Stemper

NOES: None

ABSENT: Councilman Thorndyke

Dated this 27th day of October, 1982.


City Clerk and Ex-Officio Clerk of the City Council, City of El Paso de Robles, State of California