

ORDINANCE NO. 515 , 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 BUILDINGS"; "UNIFORM ADMINISTRATIVE CODE";
"UNIFORM PLUMBING CODE"; "NATIONAL ELECTRICAL CODE"
"UNIFORM FIRE CODE"; "UNIFORM SWIMMING POOL, SPA AND
HOT TUBS CODE"; and "UNIFORM SOLAR ENERGY CODE";
PROVIDING FOR PENALTIES AND VIOLATIONS THEREOF AND
THE REPEALING OF ORDINANCES NO. 445 N.S. AND 471 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 ten (10) documents and their respective appendices, as outlined here in, 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 and Appendices"; "Uniform Mechanical Code and Appendices"; "Uniform Housing Code"; "Uniform Code for the Abatement of Dangerous Buildings"; "Uniform Fire Code"; and "Uniform Administrative Code"; 1985 editions, as published by the International Conference of Building Officials; "National Electrical Code", 1984 edition as published by the National Fire Protection Association; "Uniform Plumbing Code and Appendices"; "Uniform Swimming Pool, Spa and Hot Tub Code"; "Uniform Solar Energy Code"; 1985 editions as published by the International Association of Plumbing and Mechanical 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 of 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 files 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. Building Site Grading:

All building site 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 by such objects as air conditioning units, chimneys, pool equipment, gas meters and similar objects shall not exceed sixty (60) percent of the required five feet. In the front and rear yards, a minimum of ten (10) feet of unobstructed area shall be required. These areas shall not exceed a two (2) percent slope, except where a building pad has not been permitted for a hillside lot. Modification of this requirement may be granted in conjunction with approval of an

application for a use permit (per Municipal Code Section 21.23.090) or planned development (per Municipal Code Section 21.16A.050).

B. Posting of Addresses For Inspection - Section 305(a) Add a paragraph to read as follows:

Inspection may be refused if project address is not conspicuously posted on job site.

C. Truss Connection - Section 2510(g) Add a paragraph to read:

Truss connection to plate shall be made by the use of a visible mechanical connector designed expressly for that purpose satisfying all loading requirements.

D. 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 surface of the perimeter footings or stem wall. 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.

E. Footings - Section 2907:

Add new paragraphs (j - m) as follows:

j. "All continuous concrete or masonry foundations shall be reinforced with not less than two (2) each -- Number four (4) reinforcing bars."

k. Any footing or stem wall obtaining a height of 30" or more may be required to have additional horizontal reinforcing.

l. There shall be no stacking of concrete for piers or stem walls in excess of 6". All stem walls shall be formed on both sides (inside and out).

m. Any anchorage other than standard foundation bolts required by building design or calculation shall be templated in place at the time of foundation inspection.

F. Automatic Fire-Extinguishing Systems-Section 3802

1. Change subsection (c)(3) to read as follows:

Exhibition and display rooms. An automatic sprinkler system shall be installed in Group A occupancies which have more than 10,000 square feet of floor area which can be used for exhibition or display purposes.

2. Change subsection (d) to read as follows:

Group B occupancies. An automatic sprinkler system shall be installed in all rooms classed as Group B occupancies where the floor area exceeds 10,000 square feet on any floor or 20,000 square feet on all floors or in Group B occupancies 3 stories or more. The area of mezzanines shall be included in determining the areas where sprinklers are required.

3. Add paragraph (h)

All New Buildings Or Structures 3 Or More Stories In Height.
An automatic sprinkler system shall be installed in all new buildings or structures regardless of occupancies that are 3 stories or more (as defined in the Uniform Building Code) as measured from the lowest floor surface of the building irrespective of height.

4. Add paragraph (i)

All New Buildings Or Structures 35 Feet Or More In Height.
An automatic sprinkler system shall be installed in all new buildings or structures which are 35 feet or more in height measured from the lowest floor surface of the building regardless of heights of the floor.

G. Awnings - Section 4506

Change subsection (b) to read as follows:

(b) Construction. Awnings shall have non-combustible frames. Coverings for all exterior awnings connected or adjacent to buildings shall be made either from fabric which has been flame-resistant, treated with an approved exterior chemical process by an approved application concern or from inherently flame-resistant fabric approved and listed by the State Fire Marshal for exterior use. Certificates of flame-resistant or other documentation acceptable to the Chief shall be available on the premises. (Exception: Single family and small two-family dwellings not exceeding 2 stories in height.) Every awning shall be collapsible, retractable or capable of being folded against the face of the supporting building. When collapsed, retracted or folded, the design shall be such that the awning does not block any required exit. Exception: A fixed awning not more than 10 feet in length may be erected over a doorway to the building.

H. 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. Changes or additions to the Uniform Fire Code referred to in Section I of this Ordinance as follows:

A. Section 10.207(b): Change to read as follows:

"(b) Where required. Fire apparatus access roads shall be required for every building hereafter constructed and shall be located as follows:

1. Within 150 feet of all exterior walls of single story buildings and single-family and small two-family dwellings not exceeding two stories in height;

2. Within 40 feet of at least one side of all other multi-story buildings;

3. All parcels shall have a fire apparatus access road extended to the intersection of the property line and the parcel's access drive.

EXCEPTIONS: 1. When conditions prevent the installation of an approved fire apparatus access road, the chief may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by this or any other code.

2. When there are not more than two Group R, Division 3 or

Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired."

B. Section 10.207(d) is amended to read as follows:

"(d) Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. During the construction phase, this surface shall consist of base material with sufficient depth to support a 40,000 lb. vehicle. Prior to occupancy, this surface shall be paved with either Portland Cement Concrete or Asphaltic Concrete to city standards.

C. Section 10.207(e) is amended to read as follows:

"(e) Width. The minimum unobstructed width of a fire apparatus access road shall be not less than 20 feet. The chief shall have authority to increase the width requirement if necessary to ensure adequate access for fire or rescue operations."

D. Section 10.208 is amended to read as follows:

Premises Identification. Approved numbers of addresses shall be placed on all new buildings in such a position as to be plainly visible and legible for the street or road fronting the property. Said numbers shall contrast with their background. The characters should be a minimum of 4 inches high with 1/2 inch stroke for single family residences and minimum of 6 inches high with a 3/4 inch stroke for all other occupancies. Premises Identification.

E. Section 10.301(a) is amended to read as follows:

"(a) Type Required. The chief shall designate the type and number of fire appliances to be installed and maintained in and upon all buildings and premises in the jurisdiction other than private dwellings. This shall be done according to the relative severity of probable fire, including the rapidity with which it may spread. Such appliances shall be of a type suitable for the probable class of fire associated with such building or premises and shall have approval of the chief.

Portable fire extinguishers shall be in accordance with U.F.C. Standard No. 10-1. The minimum fire extinguisher requirement shall be one(1) 2A10BC fire extinguisher for every 75' of floor travel."

F. Section 10.308 Automatic Fire Extinguishing Systems.

1. Subsection (c) 3. is amended to change 12,000 square feet of floor area to 10,000 sq ft of floor area;

2. Subsection (d) Group B Division 2 occupancies is amended to read as follows:

"An automatic sprinkler system shall be installed in retail sales rooms classed as Group B, Division 2 occupancies where the floor area exceeds 10,000 square feet on any floor or 20,000 square feet on all floors or in Group B, Division 2 occupancies 3 or more stories in height. The area of mezzanines shall be included in determining the areas where sprinklers are required.

3. Subsection (h) is added to read as follows:

"(h) All Occupancies. An automatic sprinkler system shall be installed in all buildings, irregardless of occupancy, in the following instances:

1. All new buildings or structures three (3) or more stories in height (as defined by the Uniform Building Code) as measured from

the lowest floor surface of the building.

2. All new buildings or structures which are 35 or more feet in height as measured from the lowest floor surface.

G. Add to Article 10, General Provisions for Fire Safety, Division V, as follows:

**DIVISION V
FIRE RETARDANT ROOF COVERINGS**

Section 10.501. Fire-retardant roof coverings as defined in Section 3203 of the Uniform Building Code shall be installed on all newly constructed buildings and upon re-roofing.

H. Add: Section 11.21D is added as follows:

Fire Resistive Construction. All exterior awnings connected or adjacent to buildings shall be made either from fabric which has been flame-resistant, treated with an approved exterior chemical process by an approved application concern or or form inherently flame-resistant fabric approved and listed by the State Fire Marshal for exterior use. Certificates of flame-resistant or other documentation acceptable to the Chief shall be available on the premises.

Exception: Single family and small two-family dwellings not exceeding 2 stories in height.

I. Appendices:

Adopt the following:

Appendix IIA Suppression and Control of Hazardous Fire Areas

Appendix IIB Protection of Flammable or Combustible Liquids
In Tanks in Locations That May Be Flooded

Appendix IID Rifle Ranges

Appendix IIIA Testing Fire Extinguishing Systems, Standpipes
and Combination Systems

Appendix IIIB Basement Pipe Inlets

Appendix IIIC Fire Alarm Systems. Amend Section 4(c) to read:

(c) Alarm Signal is an audible or visual signal, or both, indicating the existence of an emergency fire condition. Audible devices may be bells, horns, chimes, speakers or similar devices but no audible alarm shall conflict with emergency vehicle 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 Chief. Visual Devices may be continuous or pulsating lights, flags or other visual indicators, as approved by the Chief.

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 Model Citation Program

Appendix VI-C Reference Tables From the Uniform Building Code

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

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

Section V. Changes or additions to the Uniform Plumbing Code, referred to in Section I of this Ordinance as follows:

A. Section 315(b): Add the following:

"All piping, vent ducts, etc. in walls and ceilings shall be placed in such a way that piping, etc., and fitting shall not protrude into wall or ceiling coverings, excepting piping, etc., normally