

Ordinance No. 581, N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE  
ROBLES AMENDING TITLE 17 OF THE MUNICIPAL CODE;  
BUILDING AND CONSTRUCTION

Be it ordained by the City Council of the City of El Paso de Robles, that the following amendments to the 1988 Editions of the Uniform Codes, and the 1987 National Electrical Code are hereby adopted.

**17.04.020 CHANGES OR ADDITIONS  
TO THE UNIFORM BUILDING CODE**

Changes or additions to the Uniform Building Code, referred to in Section 17.04.010, are as follows:

**A. 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 watercourse. 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.

Proposed site grading and or required plot plans must be approved by the Public Works Department with the actual site work completed and accepted by the City Engineer or his authorized representative prior to issuance of the building permit. Issuance of Building Permits prior to completion of the site work will be subject to Planning Commission approval. Requests for exemption shall be submitted through the office of the City Engineer, subject to his review and recommendation.

2. There shall a minimum of five feet unobstructed area in each side yard of any residential building. In the front and rear yards, a minimum of ten feet of usable, unobstructed, natural or constructed area shall be required.

**B. Section 202 (f) Start of Construction:**

(f) Start of Construction: For the purpose of enforcement of this code, it shall be interpreted that any movement of soil or preparation for installation of foundation or utilities, other than that allowed under the jurisdiction of an approved grading permit, shall signify the start of construction. Prior to start of construction, a valid building permit shall be secured.

**C. Permit Issuance. Section 303(d)**

(d) Should a permit be secured by check or draft, later to be returned for insufficient funds or closed account, that this shall show just cause for revocation of any permits and posting of a Stop Work Order. In conjunction with posting of a Stop Work Order, the site shall be noticed for abatement.

(f) Street Dedication as a Condition of Issuance of a Building Permit:

No Building permit shall be issued for the construction, reconstruction or relocation of any building or structure abutting upon a street having a lesser width than that established by resolution of the City Council unless the following requirements are complied with:

**1. Dedication of Street Right of Way:**

When the building permit valuation is \$ 15,000.00 or more, as measured for the cumulative valuation of permits over any five (5) year period, the owner of the lot shall make a formal and irrevocable offer of dedication to the City for public street purposes, and all uses appurtenant thereto, of a depth equal to one-half of the width of the street(s) described in the resolution. It shall be the responsibility of the City Engineer to confirm that the required dedication(s) has/have been provided.

**2. Setbacks:**

The required setback shall be maintained for all buildings, structures and improvements, including off-street parking, as measured from the right-of-way width. It shall be the responsibility of the Building Official to confirm that the required setbacks have been provided, based on property monuments established by a licensed surveyor.

(Ord. 546 N.S., 1988; Ord. 538 N.S. 1, 1987;)

(Ord. 525 N.S. 1, 1987; Ord. 515 N.S. 2, 1986)

**D. Section (a). Grounds for refusal of inspection.**

An inspection may be refused if:

1. The project address is not conspicuously posted on site.
2. A trash container or enclosure capable of retaining debris associated with construction process is not available on site, or an existing container is not regularly emptied or maintained.
3. Portable sanitary facilities are not located within reasonable walking distance of the site (75 yards). There shall be not less than one approved type of water closet for each twenty (20) employees or a fractional part thereof, at start of construction.

**E. Sec. 307(a) Use of Buildings.**

A. No building hereafter erected moved, enlarged or altered shall be occupied, used or changed in use until after final inspection of such building has been performed and a Certificate of Occupancy shall have been applied for coincident with the application for a building permit.

A Certificate of Occupancy shall be issued only after such building, enlargement or alteration has been completed in conformity with the provisions of this and all other codes and/or required conditions established by the City.

B. The exception will be those buildings given prior administrative approval to be erected and used as models of typical construction in conformity with "A" above. Upon administrative approval utilities could be established. The required Certificate of Occupancy will be deferred until such time as a request for permanent occupancy is made.

C. Any use legally occupying an existing building at the time this code becomes effective may be continued but shall not be changed unless a Certificate of Occupancy for the new use shall have been issued by the Building Division, pending review by the Community Development Department and after finding that such use conforms to this and all other applicable codes or required conditions.

**F. Chapter 4, Section 402:**

1. **"Access Roadway;"** is a road which serves:
  - a. Two or more single family dwelling units {Group R Division III}, or
  - b. One or more multi-family units {Group R Division I}, or
  - c. Two or more parcels.
2. **"Driveway"** shall mean an access serving a single dwelling unit {Group R Division III} or a single parcel.

**G. Chapter 12, Section 1214, sub - sections (a) and (b).**

Sec. 1214\_

(a) Access to Group R Division III Occupancies {single family dwellings} shall be provided and maintained in accordance with the provisions of this section.

(b). **Driveways** consistent with the following shall be provided for service of a single dwelling unit or parcel.

1. Minimum of 16 feet in width for driveway lengths of fifty (50) feet or less. Driveways in excess of fifty (50) feet may be reduced to a minimum of 12 feet in width for the full length of the driveway.

2. Shall provide a maintained asphaltic concrete or concrete paved surface.

3. Asphaltic concrete or concrete paving with berms and approved drainage devices if over ten percent (10%) grade.

4. A maximum grade of fifteen percent (15%).

5. Provide 35-foot radius unobstructed by parking on all turns, corners and cul-de-sacs created in the construction of the driveway.

6. If over 150 feet to the dwelling, an approved turn-around shall be provided at the residence. The required turn around area shall provide a minimum twenty-five foot backup area, consistent with those driveway standards adopted under Chapter 20 of the Municipal Code.

7. If over 500 feet to the dwelling, turn-outs providing an additional 10 feet by 50 feet of surface shall be provided. One turn-out shall be provided per every two-hundred and fifty (250) feet of driveway length.

(c) **Access Roadways** shall be provided and maintained in accordance with the provisions of this section.

1. Minimum of 24 feet in width.

2. The 24 foot width shall be unobstructed by parking.

3. Road surface shall be asphaltic concrete or concrete paving capable of supporting the load of a 20-ton fire apparatus. {The 20-ton capacity would be certified by a registered Civil Engineer.}

4. A maximum grade of fifteen percent (15%).

5. Provide 35-foot radius unobstructed by parking on all turns, corners and cul-de-sacs.

6. All dead end roads shall terminate with a minimum 35-foot radius turn-around.

7. Asphaltic concrete or concrete paving with berms and improved drainage devices if over ten percent (10%) grade.

8. Compliance with Department of Public Works grading and drainage requirements.

**Exceptions to Driveway and Access Roadway requirements:**

1. When the minimum width requirements would result in the removal of large specimen trees or other trees subject to City regulation, the above noted requirements may be amended with approval by the City Engineer and the Fire Chief.
2. When, in the opinion of the City Engineer and the Fire Chief, excessive grading would be required to achieve the required width or grade limitations.

**H. Truss Connection - Section 2510(g).**

Truss connection to plate shall be made by the use of a visible mechanical connector designed expressly for that purpose satisfying all loading requirements. Standard roof rafters found in conventional construction shall be attached in the same manner. Trusses in excess of 35 feet shall be ridge blocked to eliminate deflection or bending which would effect loading.

**I. Fire and Draft Stops - Section 2516 (f)2, D.**

(f)2. **Fire Stops, where required.** Firestopping shall be provided in the following locations:

D. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials. In addition to those requirements outlined under this Section, wood burning appliances shall be provided with a one-hour fire rated chase {per table 43} surrounding the flue, when such appliances penetrate any part of the attic space.

**J. Wire Mesh - Floor Slab - Section 2623. Amended 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. The bars shall be wired in place at time of foundation inspection, not wet set in conjunction with the concrete pour. Said bars shall be bent inward and tied to the six by six (6x6) - ten/ten (10/10) wire mesh slab reinforcing prior to pouring the slab. Vapor barriers shall not extend over the 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 (6x6) - 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.

**K. Footings - Section 2907**

- 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.

**L. Section 3203 Roofs.**

Installation of wood shingles or shakes, chemically treated to be fire retardant, when used in new construction, or when re-roofing, shall meet that installation criteria as outlined in Uniform Building Code Section 3204 (e) 2, "Special Purpose Roofs."

**M. Section 3802.**

Group B occupancies. An automatic sprinkler system shall be installed in all rooms classed as Group B occupancies where the floor area exceeds 5000 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 sprinkles are required. This requirement shall not preclude the installation of any separation walls required by other sections of the Building Code.

**N. Section 3802, subsection (c) (3) Exhibition and Display rooms.**

3. Exhibition and display rooms. An automatic sprinkler system shall be installed in Group A Occupancies which have more than 5000 square feet of floor area which can be used for exhibition or display purposes.

**O. Awnings - Section 4506.**

(b) Construction. Awnings shall have non-combustible frames. Awning frames may be rigid, except when in the opinion of the Fire Chief, emergency access to upper floors will be impeded by the installation of rigid frame awnings. Should this be the case, awnings 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.

Coverings for all exterior awnings connected or adjacent to buildings shall be made either from fabric that has been made flame-resistant through treatment 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-resistance 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.)

**P. Appendix Chapter 49, of the 1988 edition of The Uniform Building Code, Section 4901.**

a. A patio, when enclosed through the use of insect screening or plastic which is readily removable, not exceeding 0.125 inch in thickness, shall be assumed to become an addition to the existing structure.

b. As an addition to the structure it shall adhere to those setback requirements as established by the currently adopted zoning regulations as they may pertain to the particular use, type of construction, or established zoning.

**17.04.030 CHANGES AND ADDITIONS  
TO THE UNIFORM FIRE CODE.**

**A. Uniform Fire Code, 1988 edition, Part II, DEFINITIONS AND ABBREVIATIONS, Article 9, Section 9.103.**

1. **"Access Roadway;"** is a road which serves:
  - a. Two or more single family dwelling units {Group R Division III}, or
  - b. One or more multi-family units {Group R Division I}, or
  - c. Two or more parcels.
2. **"Driveway"** shall mean an access serving a single dwelling unit {Group R Division III} or a single parcel.

**B. Section 9.105.**

**"Confined Area"** shall mean any area bordered or surrounded by a wall, fence, planter, landscaping, or geography that would require the climbing or scaling of such to reach a public way.

**C. Uniform Fire Code, 1988 edition, Part II, DEFINITIONS AND ABBREVIATIONS, Article 9, Section 9.106.**

1. **"Driveway "** A Driveway shall mean an access serving a single dwelling unit {Group R Division III} or a single parcel.

**D. Uniform Fire Code, 1988 edition, Part III, GENERAL PROVISIONS FOR FIRE SAFETY, Article 10, Division II, Section 10.207 Fire Access Roads.**

(a.) Access to Group R Division III Occupancies {single family dwellings} shall be provided and maintained in accordance with the provisions of this section.

(b.) **Driveways** consistent with the following shall be provided for service of a single dwelling unit or parcel.

1. Minimum of 16 feet in width for driveway lengths of fifty feet (50) feet or less. Driveways in excess of fifty (50) feet may be reduced to a minimum of 12 feet in width for the full length of the drive.

2. Shall provide a maintained asphaltic concrete or concrete paved surface.

3. Asphaltic concrete or concrete paving with berms and approved drainage devices if over ten percent (10%) grade.

4. A maximum grade of fifteen percent (15%).

5. Provide 35-foot radius unobstructed by parking on all turns, corners and cul-de-sacs created in the construction of the driveway.

6. If over 150 feet to the dwelling, an approved turn-around shall be provided at the residence. The required turn around area shall provide a minimum twenty-five foot backup area, consistent with those driveway standards adopted under Chapter 20 of the Municipal Code.

7. If over 500 feet to the dwelling, turn-outs providing an additional 10 feet by 50 feet of surface shall be provided. One turn-out shall be provided per every two-hundred and fifty (250) feet of driveway length.

(c) **Access Roadways** shall be provided and maintained in accordance with the provisions of this section.

1. Minimum of 24 feet in width.
2. The 24 foot width shall be unobstructed by parking.
3. Road surface shall be asphaltic concrete or concrete paving capable of supporting the load of a 20-ton fire apparatus. {The 20-ton capacity would be certified by a registered Civil Engineer.}
4. A maximum grade of fifteen percent (15%).
5. Provide 35-foot radius unobstructed by parking on all turns, corners and cul-de-sacs.
6. All dead end roads shall terminate with a minimum 35-foot radius turn-around.
7. Asphaltic concrete or concrete paving with berms and improved drainage devices if over ten percent (10%) grade.
8. Compliance with Department of Public Works grading and drainage requirements.

**Exceptions to Driveway and Access Roadway requirements:**

1. When the minimum width requirements would result in the removal of large specimen trees or other trees subject to City regulation, the above noted requirements may be amended with approval by the City Engineer and the Fire Chief.
2. When, in the opinion of the City Engineer and the Fire Chief, excessive grading would be required to achieve the required width or grade limitations.

**Section 10.207 Fire Apparatus Roads.**

(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. Prior to occupancy, a fire apparatus road shall be made to conform to one of the following criteria, depending on its classification per the definitions contained within this ordinance.
  - (a) Full City street standards.
  - (b) Driveway standards.
  - (c) Access Roadway standards.

**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 III 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.

**E. Uniform Fire Code Section 10.207 (d).**

(d) Surface. Fire apparatus 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 {a maintained depth of 6 inches of Class II Base}.

**F. Section 10.207, sub - sections (m) & (n).**

(m) When required, secondary means of access or apparatus roads not covered by Section 2, sub-sections A through E above, shall be developed and maintained per those specifications as established under Uniform Fire Code Section 10.207, sub-sections a through l.

(n) Any exceptions to this Ordinance will require the submittal of such improvement drawings and cross sections as necessary for approval by the Director of Public Works and the Fire Chief.

**G. Section 10.208.**

Premises Identification. Approved numbers of addresses shall be placed on all new buildings in such a position as to be plainly visible and legible from 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.

When the building or group of buildings {five units or more} is served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Chief, at each driveway or alley entrance. Senior Housing, Retirement Villas, Hotel and Motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.

**H. Section 10.301(a)**

(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.

**I. Section 10.306, sub - section (c).**

(c) Group A Occupancies. 1. Drinking establishments, nightclubs, and discos. An automatic sprinkler system shall be installed in rooms used by the occupants for consumption of alcoholic beverages and unseparated accessory uses where the total area of such unseparated rooms and assembly uses exceeds 5000 square feet.

**J. Section 10.306, sub - section (i).**

In all occupancies {Commercial} which are sprinkled according to section 10.306, in which the type of tenant is not known at the time of building permit, the sprinkler system shall be hydraulically designed to a minimum standard of N.F.P.A. #13 Ordinary Hazard Group III. However, all occupancies which are sprinkled according to section 10.306, within an area zoned for Industrial or Manufacturing type uses, when the type of tenant is not known at the time of construction, the sprinkler system shall be hydraulically designed to a minimum standard of a N.F.P.A. hazard group as determined by the Fire Chief.

**K. Section 10.307.**

All automatic sprinkler systems shall be supervised by an approved central, proprietary or remote station service or a local alarm which will give an audible signal at a constantly attended location.-

**Exceptions:**

1. Isolated specialty systems such as paint spray booth or other small systems as approved by the Fire Chief, unless the entire occupancy is equipped with an automatic sprinkler system.

3. Residential sprinkler systems for single family dwellings, duplexes, or triplexes under 5,000 square feet.

**L. Section 10.308, Automatic Fire Extinguishing Systems.**

An automatic sprinkler system shall be installed in retail sales rooms classed as Group B, Division 2 occupancies where the floor area exceeds 5000 square feet on any floor, or 5000 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.

**M. Section 10.308, sub - section (h).**

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

1. All new buildings or structures thirty-two (32) feet above grade (as measured from the adjacent natural grade to the roof edge). In no case, shall any structure intended for human habitation exceed thirty-two (32) feet in height, until such time as suppression equipment designed for heights in excess of thirty-two (32) feet is available to the Fire Department.

**N. Section 10.313, sub-section (g).**

Prior to the installation of any new hood extinguishing system, the contractor will submit the plans of the proposed installations to the Paso Robles Fire Department for approval.

Plans need not be sophisticated Engineer's drawings. However they shall be proportional, and contain an approximate line drawing of the system. The information required to be included on such drawings shall include:

1. Make and model of the system.
2. Site location of system and type of chemical used.
3. Size of hood.
4. Number, type and location of appliances covered.
5. Number, type and location of nozzles.
6. Number and location of heat detectors.
7. Location and length of run of piping and conduit.
8. Type, size and location of gas shut-off valve.

Plans are not required for modification of an existing system, provided that the modification is complete, a description of the modification will be submitted with the certification of inspection.

Upon completion of installation of a new system, a systems test is required. The test shall be that which is commonly referred to as a "Balloon Test", or that which is recommended by the system manufacturer if a "Balloon Test" is not feasible. In any case, the test shall check the operation of the manual pull station, if installed, the mechanical pneumatic or electric energy shut-off valve, and the piping, distribution, and nozzle system.

**O. Section 11.416.**

Section 11.416: Building or Property Damaged by Fire.

The owner, occupant or other person having under their control any property, or materials on property, damaged by fire, when access by public is possible, shall secure the property either by boarding up all openings, fencing, barricading or other appropriate measures as directed by the Fire Chief within 48 hours of the incident.

Within thirty (30) days after written notice to do so has been served, all debris and/or damaged materials shall be removed from the property or proof furnished that contractual arrangements have been made for demolition, replacement or repair of all fire damaged structures remaining on the property involved in the fire.

**P. Section 12.103, sub - section (d).**

(d) Walkways. Walkways leading from required exits to public way shall be provided with an all-weather surface not less than 36 inches wide and have a clear height of not less than seven (7) feet.

**Article 10, General Provisions for Fire Safety, Division V.**

**DIVISION V  
FIRE RETARDANT ROOF COVERINGS**

**Q. Section 10.501.** Fire-retardant roof coverings as defined under Section 3204 (e) 2, "Special Purpose Roofs" of the Uniform Building Code shall be installed on all newly constructed buildings and upon re-roofing.

**R. Section 11.210**

**Fire Resistive Construction.** All exterior awnings connected or adjacent to buildings shall be made either from fabric which has been made flame-resistant through treatment with an approved exterior chemical process by an approved application concern or from inherently flame-resistant fabric approved and listed by the State Fire Marshall 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.

**S. Section 79.402, Amend by adding the following:**

Plans shall be submitted with each application for a permit to store more than 110 gallons of liquids in drums or tanks. The plans shall indicate the methods of storage, quantities to be stored, distances from buildings and property lines, access ways, fire - protection facilities and provisions for drainage and runoff. Storage shall be in accordance with approved plans.

**T. Section 79.501, Restricted Locations**

Section 79.501. The storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of district in which such storage is prohibited.

Storage of flammable or combustible liquids in above-ground tanks, storage of flammable or combustible liquids in outside above-ground tanks is prohibited in all areas of the City, except those zoning districts where the use is permitted, subject to approval of a conditional use permit.

Temporary above-ground storage for storage for purposes of tract and/or public works projects may be permitted subject to special permit issued by the Fire Marshall.

**U. Appendices to the Fire Code:**

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 IIIA Testing Fire Extinguishing Systems, Standpipes  
and Combination Systems  
Appendix IIIB Basement Pipe Inlets

## Appendix IIIC Fire Alarm Systems:

(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 sounding 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.

Appendix 1-A, by adding sub-section eight (8)

Sub-section 8: Additions, Alterations and Repairs. When additions, alteration or repairs within any twelve (12) month period exceed 25% of the floor area of an existing building or structure, or 50% of the floor area within five years, such building or structure shall be made to conform to the requirements of appendix 1-A of the Uniform Fire Code.

Delete the following appendixes to the 1988 Uniform fire code:

AAB213

**17.04.040 CHANGES OR ADDITIONS  
TO THE NATIONAL ELECTRICAL CODE.**

Changes or additions to the National Electrical Code, referenced to in Section 17.04.010 of this chapter are as follows:

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

B. In all new construction and remodels involving 50% of more if the total square footage of the building, when the required disconnect is located within the building or in an area not readily accessible, an emergency disconnect shall be provided in a readily accessible location on the exterior of the building as designated by the Fire Chief. The disconnecting device shall be located within an approved security enclosure (such as a Knox Box) and a key provided the Fire Department. (Ord. 545 N.S., 1988; Ord. 515 N.S. 4, 1986)

AAB213

**17.04.050 CHANGES OR ADDITIONS  
TO THE UNIFORM PLUMBING CODE.**

Changes of additions to the Uniform Plumbing Code referred to in Section 17.04.050 of this chapter are as follows:

A. Section 1007, sub - section (b).

(b) **Excessive Water Pressure.** Where local water pressure is in excess of eighty (80) pounds per square inch (551.2kPa), an approved type pressure regulator preceded by an adequate strainer shall be installed and the pressure reduced to eighty (80) pounds per square inch (551.2kPa) or less. For potable water services up to and including one and one half (1 1/2) inch (38.1 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral by-passes are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. All pipe size determinations shall be based on eighty (80) percent of the reduced pressure.

1. Due to fluctuating water pressures caused by the gravity feed water systems found within the City of Paso Robles, pressure regulators complying with (b) above shall be installed on all new construction, and on all remodels consisting of changes to, or increases of the floor space in excess of 50% of the existing gross square footage.

B. Section 315(b).

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 piercing said wall or ceiling to serve fixtures or as approved by the Building Official.

C. Section 317(d).

Plumbing trenches under buildings or concrete work shall be backfilled with sand unless native material is approved by Administrative Authority.

D. Section 910.

Plumbing Fixtures Required. Each building shall be provided with sanitary facilities of not less than the minimum facilities listed for various occupancies as given in Appendix C, pages 153 - 156 of this 1988 Uniform Plumbing Code.

AAB257

**17.04.060 CHANGES TO THE UNIFORM  
ADMINISTRATIVE CODE**

**17.04.060 Changes to the Uniform Administrative Code.**

)  
Table No. 3-A, Building Permit Fees, on page 30 of the Uniform Administrative Code, referred to in Section 17.04.010 of this chapter is changed as follows:

A. Fees for a total valuation of \$1.00 to \$500.00: \$30.00.

B. Fees for a total valuation of \$501.00 to 2000.00 from \$15.00 for the first \$500.00: \$30.00.

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**17.04.070 PENALTY FOR VIOLATION.**

A. any person who violates any of the provisions of this chapter, or fails to comply with any order made thereunder, or who builds 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 fails to comply with such an order as affirmed or modified by the jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance respectively, be guilty of a misdemeanor.

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AAB257

## CHAPTER 17.12 OF THE MUNICIPAL CODE,

Security of Bodies of Water  
to be used for the purpose of Human Immersion**A. Protective enclosures for Swimming Pools, etc.**

(a) Every person who owns or is in possession of any lot or premises on which there is situated a swimming pool, fish pond, wading pool or any other outside body of water created by artificial means designated or used for swimming or other immersion purposes by men, women or children, any portion of which body of water is 1 1/2 feet or more in depth and in which the surface area of the water does not exceed 10,000 square feet, shall maintain a fence, wall, or other structure on the said lot or premises and completely surrounding such body of water to make same inaccessible to children. Such fence, wall or other structure must be not less than five (5) feet in height with no openings large enough to admit a child except through doors and gates. Chain link fences shall have slats inserted throughout to discourage climbing and no new fencing shall be of such construction as to provide handhold or footholds for children to use in climbing.

The foregoing provisions shall apply to all permanent and to all portable or temporary structures including those designed or used for swimming or other immersion purposes by men, women, or children irrespective of the nature of the materials used in the construction and or the design thereof and irrespective of the length of time of use of such portable or temporary structure.

(b) A pool located on a lot with a single family dwelling or duplex may be protected by a fence around the pool or a fence around the entire lot; the walls of any such building may be used for a partial or complete enclosure of the pool. All other pools shall be protected by a fence around the pool itself.

(c) In lieu of a permanent fence being required prior to starting of construction, a temporary enclosure may be installed at time of excavation. Height and gate requirements for temporary enclosures shall be the same as those for permanent fences. The temporary enclosure is to be removed and the permanent enclosure installed in conjunction with installation of the finish decking around the pool or prior to final inspection.

**B. Doors or Gates**

All doors or gates shall be of such size as to completely fill any opening in the fence, wall or other structure large enough to admit a child and shall be of such size and design so as not to admit any child when it is in a closed position. Such door or gate shall be secured with a locking device or equipped with self-closing and self-latching devices capable of keeping such gate or door securely closed. Such closing or latching devices shall be located not less than 4 feet above grade or otherwise be inaccessible from the outside to small children. In lieu of self-closing and self-latching devices at pools where a direct fee is charged and or where continuous lifeguard service is provided, doors and gates may be equipped with locks which shall be kept locked at all times when said pool, pond, or other body of water is not in actual use. Lifeguard service shall be as defined in section 24100.1 of the California Health and Safety Code.

**C. Filling Swimming Pool Illegal Without Fence Surrounding Pool**

Every person who fills with water, causes the filling with water any swimming pool required to be fenced by this ordinance before the required fence is erected is guilty of a misdemeanor. Any and all fencing and gates that are in existence when a new structure is built, located or situated on any lot or premises will have to be brought into compliance. Due to the potential for loss of life, structures found not to be in compliance after the adoption of this ordinance shall be brought into compliance within 90 days after receiving written notice from the Building Division.

AAB257

This ordinance and the rules, regulations, provisions, requirements, orders and matters established herein are hereby adopted, and shall take effect and be in full force and effect 30 days after the date of its second reading and adoption.

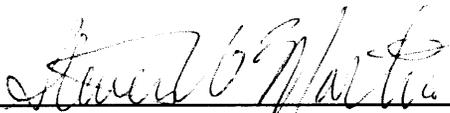
PASSED AND ADOPTED THIS 17th day of October, 1989, by the following roll call vote:

AYES: Russell, Conway and Martin

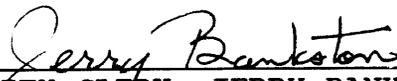
NOES: Dolan

ABSENT: None

ABSTAIN: None

  
MAYOR, STEVEN W. MARTIN

ATTEST:

  
CITY CLERK, JERRY BANKSTON

ABJ649