



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 27, 2007

SUBJECT: Adoption of the California Building,
Plumbing, Mechanical, and Electrical
Codes

Report in Brief

This adoption of the 2007 California Building Standards Code, along with other Uniform Codes, will comprise the new Building, Plumbing, Mechanical, and Electrical Codes for the City of Woodland. Code adoption is a two-step process: at the Council meeting on October 16, 2007 the Council introduced the new codes. If adopted on November 27th the Codes and any amendments will go into effect January 1, 2008.

Staff recommends that the City Council **adopt Ordinance No. ____**: an ordinance of the City Council of the City of Woodland repealing Chapter 9, 17, 22, and 23A of the Woodland Municipal Code, amending section 6-1, 6-1-1, and 6-1-2 to Article I of Chapter 6 of the Woodland Municipal Code, and adding section 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7 and 6-1-8 to Article I of Chapter 6 of the Woodland Municipal Code, adopting by reference the 2007 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2007 California Building Code, (incorporating and amending the 2006 International Building Code), the 2007 California Electrical Code (incorporating and amending the 2005 National Electrical Code), the 2007 California Mechanical Code (incorporating and amending the 2006 Uniform Mechanical Code), and the 2007 California Plumbing Code (incorporating and amending the 2006 Uniform Plumbing Code), the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

Background

Every three years, the various State and National Building Codes are revised to reflect the latest in building and fire safety standards. In 2007, the State's Building Standards Commission approved for adoption the following codes: 2006 International Building Code, 2005 National Electrical Code, 2006 Uniform Mechanical Code, and 2006 Uniform Plumbing Code. Adoption of these codes by reference is required by State law.

Other codes proposed for consideration by the City Council are the Uniform Housing Code, the Uniform Security Code, and the Uniform Code for the Abatement of Dangerous Buildings with amendments. Adoption of Abatement Code will assist during the abatement of dangerous buildings. This code provides a just, equitable, and practicable method whereby buildings or structures, which from any cause, endanger the life and property of the general public may be required to be repaired, vacated, or demolished. The adoption of the Security Code is to provide minimum standards to make dwelling units resistant to unlawful entry. The Security Code gives consideration to the concerns of police, fire, and building officials in establishing requirements for resistance to burglary which are compatible with fire and life safety. The Housing Code is adopted to provide complete requirements affecting conservation and rehabilitation of housing. Its regulations are compatible with the building code.

According to California law, the 2007 California Building Standards Code applies to a building permit application submitted on or after the effective date to all occupancies throughout the state. The revised code will go into effect on January 1, 2008; the full text of all code material is available for public inspection in the Building Official's office.

Discussion

The proposed adoption of the codes described herein includes a new building code for California published by the International Code Council: the 2006 International Building Code. This Code is currently in use throughout the United States with California and Hawaii being the last two states to adopt. While the State is utilizing a new Building Code, the Plumbing, Mechanical, and Electric Codes are the same Uniform Codes as previously adopted except the latest versions are being incorporated into the regulations.

While the City of Woodland and other communities are required by state law to utilize the newest State adopted version of the codes for building permit reviews and inspections, adoption of the codes (by reference) by local jurisdictions provides greater consistency among jurisdictions and allows for minor modifications (amendments) to the codes to reflect local conditions.

State Building Standards Law does not limit the authority of a City to establish more restrictive building standards than those contained in the code that are reasonably necessary because of local climatic, geological, or topographical conditions. The Council could add amendments, as it sees fit, if the findings for the amendments comply with modifications based on the local topography, climate, or geology.

Each separate amendment is composed of two parts: the findings and the text of the amendment. The findings are local justification for needing the amendment. These findings are sent to the Building Standards Commission and kept on file. The findings must be based upon local topography, climate, or geology. Administrative amendments do not require findings. See Exhibit "A" to the Ordinance for findings to support amendments to the Standards.

All current City amendments have been reviewed for applicability with the new codes. Many of

the City's current amendments are no longer needed because their conditions are now reflected within the State's adopted codes or within the Uniform codes being adopted. With this adoption all former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Some of the most substantive amendments are:

Concrete Slabs: Minimum thickness 4 inches, 5 sack mix, and reinforced with re-bar 18 inches on center.

Concrete Driveways: Minimum thickness 4 inches, 5 sack mix, reinforced with wire, with a 3-inch grave base.

Asphalt Paving: 3 inches asphalt over 8 inches Class II aggregate base.

Water piping in or under Concrete Slabs: Not permitted unless specific conditions are met.

Every effort is being made to keep the amendments to a minimum; this makes for consistency among jurisdictions and helps streamline the building plan checking process. Also, as part of this adoption process, is the reorganization of various City Code sections by grouping all the substantive construction codes under Chapter 6, Article I. This resulted in the repealing of: Chapter 9; Chapter 17; Chapter 22; and Chapter 23A of the Woodland Municipal Code. The regrouping will provide an effective way to understand the adopted codes and ensure that local amendments are easily located and enforced.

Fiscal Impact

The FY 2007-08 budget included an additional \$24,000 to support implementation of the code changes. A total of \$18,000 is allocated to training activities for Building Division staff. The remaining \$6,000 is allocated to purchasing new code books. Building Division fees will substantially offset these increases.

Public Contact

At the Council meeting on October 16, 2007 the Council introduced the new codes. A "Notice of Public Hearing" regarding this item was advertised on October 27, 2007 and again on November 3, 2007. The City Council agenda was posted. One copy of the 2007 California Building Standards Code, uniform codes, and proposed ordinance was made available for public inspection in the Office of the Woodland City Clerk and at the Office of the Building Official. A code update seminar is scheduled for November 20, 2007 and for December 13, 2007 at the Community Center; this is a joint effort between the City of Woodland and Yolo County Building Divisions to facilitate the transition to the new Codes for local architects and contractors. An informational packet was sent to over 400 architects, contractors, and builders in Woodland notifying them of the code adoption public hearing, of training opportunities, and places to purchase the new codes.

Recommendation for Action

Staff recommends that the City Council **adopt Ordinance No. ____**: an ordinance of the City Council of the City of Woodland repealing Chapter 9, 17, 22, and 23A of the Woodland Municipal Code, amending section 6-1, 6-1-1, and 6-1-2 to Article I of Chapter 6 of the Woodland Municipal Code, and adding section 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7 and 6-1-8 to Article I of Chapter 6 of the Woodland Municipal Code, adopting by reference the 2007 Edition of the California Building Standards (California Code of Regulations, Title 24), consisting of the 2007 California Building Code, (incorporating and amending the 2006 International Building Code), the 2007 California Electrical Code (incorporating and amending the 2005 National Electrical Code), the 2007 California Mechanical Code (incorporating and amending the 2006 Uniform Mechanical Code), and the 2007 California Plumbing Code (incorporating and amending the 2006 Uniform Plumbing Code), the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, the 1997 Edition of the Uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

Attachments:

Ordinance adopting the 2007 California Building Standards Code with Exhibit A, *Findings to Support Amendments to 2007 Edition of the California Building Standards Code*

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Assistant City Manager

Mark G. Deven
City Manager

SUBJECT: Adoption of the California Building, Plumbing,
Mechanical, and Electrical Codes

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND REPEALING CHAPTER 9, 17, 22 AND 23A OF THE WOODLAND MUNICIPAL CODE, AMENDING SECTION 6-1, 6-1-1 AND 6-1-2 TO ARTICLE I OF CHAPTER 6 OF THE WOODLAND MUNICIPAL CODE, AND ADDING SECTION 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7 AND 6-1-8 TO ARTICLE I OF CHAPTER 6 OF THE WOODLAND MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2007 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF THE 2007 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2006 INTERNATIONAL BUILDING CODE), THE 2007 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2005 NATIONAL ELECTRICAL CODE), THE 2007 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2006 UNIFORM MECHANICAL CODE), AND THE 2007 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2006 UNIFORM PLUMBING CODE), THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 EDITION OF THE UNIFORM HOUSING CODE, AND THE 1997 EDITION OF THE UNIFORM SECURITY CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of Woodland ("City") may adopt by reference the California Building Standards Code, 2007 Edition as provided in Title 24 and 25 of the California Code of Regulations and other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, and the Uniform Security Code; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2007 Edition of the California Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City desires to adopt the California Building Standards Code with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and

WHEREAS, the City held a public hearing on November 27, 2007 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on October 27 and November 3, 2007; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

The City Council of the City of Woodland does hereby ordain as follows:

1. Purpose. The purpose of this Ordinance is to repeal Chapters 9, 17, 22 and 23A, amend Sections 6-1, 6-1-1 and 6-1-2, and add Sections 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7 and 6-1-8 to the City of Woodland Municipal Code, adopting by reference the 2007 Edition of the California Building Standards Code as provided in Title 24 of the California Code of Regulations (“California Building Standards Code”), including the California Building Code, 2007 Edition (California Code of Regulations, Title 24, Part 2), which incorporates and amends the International Building Code, 2006 Edition, California Electrical Code, 2007 Edition (California Code of Regulations, Title 24, Part 3), which incorporates and amends the National Electrical Code, 2005 Edition, the California Mechanical Code (California Code of Regulations, Title 24, Part 4), which incorporates and amends the Uniform Mechanical Code, 2006 Edition, the California Plumbing Code, 2007 Edition (California Code of Regulations, Title 24, Part 5), which incorporates and amends the Uniform Plumbing Code, 2006 Edition, together with Appendix Chapter 1, Appendix C, and Appendix I not included in the 2007 California Building Code, and Appendix Chapter 1 and Appendix I not included in the 2007 California Plumbing Code, and with certain additions, insertions, deletions and changes thereto; adopting by reference the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, the Uniform Housing Code, 1997 Edition, and the Uniform Security Code, 1997 Edition, together with certain additions, insertions, deletions and changes thereto, to regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical, plumbing, mechanical, and maintenance of all buildings or structures in the City of Woodland; provide for the issuance of permits and collection of fees set forth in the City of Woodland Comprehensive Fee Schedule; and provide for penalties for the violation of the codes adopted herein.

2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

(a) California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

(b) California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions

3. Findings. The City Council hereby finds that the proposed amendments to the 2007 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in “Exhibit A” attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code.

4. **Repeal of Chapter 9.** Chapters 9 of the Woodland Municipal Code, entitled “Electricity,” is hereby repealed in its entirety.
5. **Repeal of Chapter 17.** Chapter 17 of the Woodland Municipal Code, entitled “Plumbing,” is hereby repealed in its entirety.
6. **Repeal of Chapter 22.** Chapter 22 of the Woodland Municipal Code, entitled “Swimming Pools and Air-Conditioning Device,” is hereby repealed in its entirety.
7. **Repeal of Chapter 23A.** Chapter 23A of the City of Woodland Municipal Code, entitled “Building Security,” is hereby repealed in its entirety.
8. **Amendment.** Article I to Chapter 6 of the City of Woodland Municipal Code is hereby amended in its entirety by amending Section 6-1, 6-1-1, and 6-1-2 and adding Section 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7 and 6-1-8 to read as follows:

“CHAPTER 6

BUILDING CODES

Sections:

Article I. General Provisions

- 6-1 Adoptions of the Codes and Related Appendices**
- 6-1-1 Violation of Codes – Penalties**
- 6-1-2 Amendments to the California Building Code**
- 6-1-3 Amendments to the California Electrical Code**
- 6-1-4 Amendments to the California Mechanical Code**
- 6-1-5 Amendments to the California Plumbing Code**
- 6-1-6 Amendments of the Uniform Code Abatement of Dangerous Buildings**
- 6-1-7 Amendments of the Uniform Housing Code**
- 6-1-8 Amendments of the Uniform Security Code**

Sec. 6-1 Adoption of Codes

- (a) The 2007 Edition of the California Building Code contained in Part 2 of Title 24 of the California Code of Regulations, which incorporates and amends the 2006 Edition of the International Building Code published by the International Code Council, including Appendix Chapter 1, Appendix C, and Appendix I, not included in the 2007 California Building Code, is hereby adopted by reference as the Building Code of the City of Woodland;
- (b) The 2007 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2005 Edition of the National Electrical Code published by the National Fire Protection Association, is hereby adopted by reference as the Electrical Code of the City of Woodland;

- (c) The 2007 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2006 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Appendix Chapter 1, not included in the 2007 California Mechanical Code, is hereby adopted by reference as the Mechanical Code of the City of Woodland;
- (d) The 2007 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2006 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Plumbing Officials, together with Appendix Chapter 1 and Appendix I, not included in the 2007 California Plumbing Code, is hereby adopted as the Plumbing Code of the City of Woodland;
- (e) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City;
- (f) The Uniform Housing Code, 1997 Edition published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the California Health and Safety Code is hereby adopted by reference as the Housing Code of the City;
- (g) The Uniform Security Code, 1997 Edition published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City;
- (h) The above-identified codes in this Section 6-1 (hereinafter collectively referred to as the "Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Codes shall be maintained for use and examination of the public in the Office of the Building Official.

Sec. 6-1-1 Violation of Codes - Penalties

Violation of any provision of the Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Article VII of Chapter 14A of the Woodland Municipal Code.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Article VII of Chapter 14A of the Woodland Municipal Code.

Sec. 6-1-2 Amendments to California Building Code

The provisions of this Section 6-1-2 shall constitute local amendments to the cross-referenced provisions of the 2007 Edition of the California Building Code, as well as amendments to Appendix Chapter 1 as adopted by the City in this chapter (not included in the 2007 California Building Code), and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-2.

- (a) Section 406.1.3 of the California Building Code is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“All concrete driveways designed to access Group U occupancies associated with private garages or carports shall be constructed with the following requirements:

- (i) The minimum thickness of concrete driveway slabs supported directly on the ground shall not be less than 4 inches.
- (ii) The minimum concrete mix shall be 5 sacks per cubic yard of concrete.
- (iii) The concrete driveway shall be reinforced with not less than six inches by six inches ten-gauge wire mesh installed at mid height of the slab or an approved alternate.
- (iv) The concrete driveway shall be underlain by a minimum of three inches of gravel base material.”

- (b) Section 1910.1 of the California Building Code is amended by deleting and replacing the first paragraph with a new paragraph to read as follows:

“1910.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 4 inches (101.6 mm). A 10-mil (0.010 inch; 0.25 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab. The minimum concrete mix shall be 5 sacks per cubic yard of concrete. The floor slab shall be reinforced with a minimum No. 3 bar 18 inches on center in both directions.”

- (c) The following local regulation related to asphalt paving (not involving regulations contained in the California building Standards Code) is hereby adopted to include the following requirements for asphalt paving:

- (i) The minimum structural section of on-site asphalt paving shall be 3 inches of asphalt concrete over 8 inches of Class II aggregate base.
- (ii) The Class II aggregate base shall be compacted to a minimum 95% over subgrade compacted to 92 %.
- (iii) The shipping areas, or other areas paved in anticipation of regular truck traffic, the minimum structural section shall be based upon the recommendations of the certified soils engineering report according to an appropriate traffic index for the anticipated use.

- (d) Appendix Chapter 1, Section 105.3 is amended by adding Item 8 at the end of the text of that section to read as follows:

“8. The permittee or his authorized agent shall provide a list of the subcontractors whose services are required and will be part of the prime contract. The permittee, who shall be the owner of the improvements for which the permit is to be issued or the general contractor who has assumed the prime contract shall be responsible for the fees for all permits required for the completion of improvements for which the building permit applied for is to be issued. None of the forgoing shall be construed to prevent subcontractors from applying for and receiving permits upon payment of fees in accordance with other applicable ordinances.”

- (e) Appendix Chapter 1, Section 105.5 is deleted and replaced with the following:

“**Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days. A permit will be considered abandoned if the department has no record of inspections for a period of 180 days. Every permit issued by the Building Official under the provisions of this code shall expire and become null and void two years from the date of issuance, with the exception of plumbing, electrical, and mechanical repair or alterations, and building maintenance repairs which shall expire and become null and void one year from the date of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.”

- (f) Appendix Chapter 1, Section 108.2 is amended by adding at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.

In addition, Capital Improvement Facilities Fees shall be as set forth below.

(1) Facilities Fees.

- (i) Capital improvement facilities fees are hereby established as a condition of the issuance of building permits in the city. In addition to the citywide capital improvement facilities fee (the major projects financing plan fee or “MPFP”), the Spring Lake infrastructure fee (“SLIF”) is hereby established as a condition of the issuance of building permits in the Spring Lake specific plan area. The City Council shall, by separate resolutions, set forth the specific amounts of the MPFP and the SLIF, identify the specific public improvements to be financed thereby, describe the estimated costs of these facilities, describe the reasonable relationship between such facilities and the various types of new developments, and describe the relationship between the need for the public facility and the various types of new developments.

- (ii) Facilities fees shall be paid by each applicant concurrent with the issuance of a building permit.

- (2) Limited Use of Facilities Fees. The revenues raised by payment of these facilities fees shall be placed in separate and special accounts, and such revenues, along with any interest earnings on each account, shall be used solely to:
- (i) Pay for the City’s future construction of each category of facilities described in the resolution enacted pursuant to Section 108.2(1)(i) above, or to reimburse the city for those facilities identified in the resolution which have been constructed by the city with funds advanced from other sources;
 - (ii) Reimburse developers who have installed such identified facilities which are oversized with supplemental size, length, or capacity; or
 - (iii) Allow temporary borrowing between categories of facilities fee accounts, consistent with Government Code Section 66006(a).
- (3) Supplemental Fees. An applicant may propose a project, the impact upon public facilities of which, in the judgment of the director of public works, is significantly greater than that used to calculate the standard fees. The director of public works may make such a determination on a case-by-case basis and may impose a supplemental fee on such project.

The determination shall be made based upon the application for a development permit, or upon the application for a building permit if no development permit is required, and any additional information requested by the director of public works. The director of public works may require the developer to submit engineering data, calculations, or other project information which is necessary to make a determination pursuant to this paragraph.

- (4) Administrative Guidelines. The City Council shall, by resolution, adopt Administrative Guidelines to provide procedures for the calculation, adjustment, reimbursement, credit, deferral, or waiver of the Capital Improvement Facilities Fees. However, in no event shall facilities fees be waived unless an alternative source of funding to replace the fees has been secured.”

- (g) Appendix Chapter 1, Section 113 is amended to read as follows:

“Section 113 - Violations

113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section 6-1-1 of the Woodland Municipal Code.”

Sec. 6-1-3 Amendments to California Electrical Code

The provisions of this Section 6-1-3 shall constitute local amendments to the cross-referenced provisions of the 2007 Edition of the California Electrical Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-3.

- (a) Section 89.108.4.2 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

Sec. 6-1-4 Amendments to California Mechanical Code

The provisions of this Section 6-1-4 shall constitute local amendments to the cross-referenced provisions of the 2007 Edition of the California Mechanical Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-4.

- (a). Appendix Chapter 1, Section 115.2 is deleted, and is replaced with the following:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

Sec. 6-1-5 Amendments to California Plumbing Code

The provisions of this Section 6-1-5 shall constitute local amendments to the cross-

referenced provisions of the 2007 Edition of the California Plumbing Code, as well as amendments to Appendix Chapter 1 as adopted by the City in this chapter (not included in the 2007 California Plumbing Code), and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-5.

- (a) Section 609.3 is amended by adding, at the beginning of the text of that section, a new paragraph to read as follows:

“Water piping within a building shall not be installed in or under a concrete slab resting on the ground without prior approval of the Building Official.”

- (b) Appendix Chapter 1, Section 103.4.1 is deleted, and is replaced with the following:

“Permit fees and Plan Review fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

- (c) Appendix Chapter 1, Section 103.4.2 is amended by deleting the last paragraph in the section, and replacing it with the following:

“Permit fees and Plan Review fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

- (d) Appendix Chapter 1, Section 102.3 is amended to read as follows:

“Section 102.3 Violations and Penalties.

102.3.1 Violations. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain any plumbing or permit the same to be done in violation of this code.

102.3.2 Penalties Any person, firm, or corporation violating any provision of this code shall be subject to penalties as prescribed in Section 6-1-1 of the Woodland Municipal Code.”

Sec. 6-1-6 Amendments to the Uniform Code for the Abatement of Dangerous Buildings

The provisions of this Section 6-1-6 shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 6-1-6.

- (a) Section 201 of the Uniform Code for the Abatement of Dangerous Buildings is amended, by adding at the end of the text of that section, the following new subsections:

“201.4 **Authority to Disconnect Utilities.** The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building equipment therein regulated by this Code, or the City of Woodland’s Building Code, Mechanical Code, Plumbing Code, or Electrical Code, 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 occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

201.5 **Authority to Condemn Building Service Equipment.** When the Building Official ascertains that building service equipment regulated in the City of Woodland’s Building Code, Mechanical Code, Plumbing Code, or Electrical Code has become hazardous to life, health, or property, or has become unsanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit of compliance with such order. Defective building service equipment shall not be maintained after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of the City of Woodland’s Building Code, Mechanical Code, Plumbing Code, or Electrical Code, and in violation of a notice issued pursuant to the provisions of this section, the Building Official shall institute appropriate action to prevent, restrain, correct, or abate the violation.

201.6 **Connection after Order to Disconnect.** Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.”

Sec. 6-1-7 Amendments to Uniform Housing Code

The provisions of this Section shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Housing Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this chapter.

- (a) None.

Sec. 6-1-8 Amendments to Uniform Security Code

The provisions of this Section shall constitute local amendments to the 1997 Edition of the Uniform Security Code.

- (a) Section 1020 is hereby added to read as follows:

“Section 1020 **Residential Buildings.**

- (a) Street numbers and other identifying data shall be displayed as follows:
 - (1) All residential dwellings shall display a lighted street number in a prominent location on the street side of the residence entrance in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height. If the house number is located on the garage wall it shall be on the wall closest to the front entrance.
 - (2) There shall be positioned at each entrance of a multiple-family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four inches in height and illuminated which is easily visible to approaching vehicular and/or pedestrian traffic.
 - (3) The above two sections may be modified by the Fire Marshal.
- (b) Lighting in multiple-family dwellings shall be as follows:
 - (1) Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredth foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.
 - (2) Open parking lots and carports shall be provided with a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.”

- (b) Section 1021 is hereby added to read as follows:

“Section 1021 **Commercial Buildings.**

- (a) Windows shall be deemed accessible if less than twelve feet above ground. Accessible windows having a pane exceeding ninety-six square inches in an area with the smallest dimension exceeding six inches and not visible from a public or private thoroughfare shall be protected in the following manner:
 - (1) Fully tempered glass or burglary resistant glazing (Fire Department approval required); or

- (2) The following window barriers may be used but shall be secured with non-removable bolts:
 - (b) Inside or outside iron bars of at least one-half-inch round or one by one-quarter-inch flat steel material spaced not more than five inches apart and securely fastened; or
 - (c) Inside or outside iron or steel grills of at least one-eighth inch material with not more than a two-inch mesh and securely fastened.
 - (1) If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with hardened steel shackle, a minimum four pin tumbler operation.
 - (2) The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be openable by the Building Code or by the Fire Code for required access openings for firefighting purposes. (Fire Department approval required).
 - (d) All exterior transoms exceeding ninety-six square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:
 - (1) Fully tempered glass or rated burglary resistant glazing (Fire Department approval may be required); or
 - (2) The following barriers may be used but shall be secured with non-removable bolts:
 - i. Outside iron bars of at least one-half inch round or one by one-quarter-inch flat steel material, spaced no more than five inches apart and securely fastened, or
 - ii. Outside iron or steel grills of at least one-eighth inch with not more than a two-inch mesh and securely fastened;
 - iii. The protective bars or grills shall not interfere with the operation of opening the transoms if such transoms are required to be openable by the Building Code.
 - (e) Roof openings shall be equipped as follows:
 - (1) All skylights on the roof the roof of any building or premises used for business purposes shall be provided with:
 - i. Rated burglary resistant glazing; or
 - ii. Iron bars of at least one-half-inch round or one by one-fourth-inch flat steel material under the skylight and securely fastened.
 - iii. Steel grill of at least one-eighth-inch material with a maximum two-inch mesh under the skylight and securely fastened.
 - (2) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

- i. If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen U.S. gauge sheet metal, or its equivalent, attached with screws.
 - ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval required.)
 - iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- (3) All air duct or air vent openings exceeding ninety-six square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:
 - i. Iron bars on at least one-half inch round or one by one-fourth inch flat steel material spaced no more than five inches apart and securely fastened; or
 - ii. Iron or steel grills of at least one-eighth-inch material with a maximum two-inch mesh and securely fastened.
- (4) If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior.
- (5) The above (3) and (4) must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the Building Code or Mechanical Code.
- (f) Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of eight feet. This covering shall be locked against the ladder with a case hardened hasp, secured with non-removable screws or bolts. Hinges on the cover shall be provided with non-removable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position.
- (g) A building located within eight feet of utility poles or similar structures which can be used to gain access to the building's roof, windows, or other openings shall have such access area barricaded or fenced with materials to deter human climbing.
- (h) The following standards shall apply to lighting, address identification and parking areas:
 - (1) The address number of every commercial building shall be internally illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height. This standard may be modified by the Fire Marshal.
 - (2) All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light. All exterior bulbs shall be protected by weather and vandalism resistant cover(s).

(3) Open parking lots, and access thereto, providing more than ten parking spaces and for use by the general public, shall be provided with a maintained minimum of one foot-candle of light on the parking surface from dusk until the termination of business every operating day.””

9. Repeal of Conflicting Ordinances. All former ordinances or parts conflicting or inconsistent with the provisions of this ordinance or of the Codes including Ordinance No. 1355 and any other ordinance in conflict herewith are hereby repealed.

10. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

11. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

12. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2008 which is to be no less than thirty (30) days from and after the date of its final passage and adoption.

13. CEQA. The City Council finds that the changes made to the Codes are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

PASSED AND ADOPTED by the City Council of the City of Woodland this 27th day of November, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Flory, Mayor

ATTEST:

Susan L. Vannucci, City Clerk

APPROVED AS TO FORM:

Ann M. Siprelle, City Attorney

Exhibit A

Findings to Support Amendments to the 2007 Edition of the California Building Standards Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17985.7 and/or 18941.5) justifying the City of Woodland’s amendments to the 2007 Edition of the California Building Code, the 2007 Edition of the California Electrical Code, the 2007 Edition of the California Mechanical Code and the 2007 Edition of the California Plumbing Code (codified in Title 24 of the California Building Standards Code) as reasonably necessary because of local climatic, geologic or topographic conditions.

Sec 6-1-2 Amendments to California Building Code

Amendment Section, pursuant to Ord. No. _____	Building Code Section Impacted	Amendment	Justification (see below key to justifications)
Sec. 6-1-2(a)	Section 406.1.3	Adds text regarding concrete driveways	B
Sec. 6-1-2(b)	Section 1910.1	Deletes and replaces the first paragraph regarding concrete floor slabs	B
Sec. 6-1-2(c)	NA	Adds local language related to asphalt paving	B
Sec. 6-1-2(d)	Appendix Chapter 1, Section 105.3	Adds text regarding subcontractors and permits	A
Sec. 6-1-2(e)	Appendix Chapter 1, Section 105.5	Deletes and replaces the text regarding expiration of permits	A
Sec. 6-1-2(f)	Appendix Chapter 1, Section 108.2	Adds text authorizing permit fees, as established by separate City Council resolutions	A
Sec. 6-1-2(g)	Appendix Chapter 1, Section 113	Amends text regarding violations and penalties	A

Sec 6-1-3 Amendments to California Electrical Code

Amendment Section, pursuant to Ord. No. _____	Electrical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 6-1-3(a)	Section 89.108.4.2	Adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A

Sec 6-1-4 Amendments to California Mechanical Code

Amendment Section, pursuant to Ord. No. _____	Mechanical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 6-1-4(a)	Appendix Chapter 1, Section 115.2	Deletes text and adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A

Sec 6-1-5 Amendments to California Plumbing Code

Amendment Section, pursuant to Ord. No. _____	Plumbing Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 6-1-5(a)	609.3	Adds text regarding installation of water piping	C
Sec. 6-1-5(b)	Appendix Chapter 1, Section 103.4.2	Deletes text and adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A
Sec. 6-1-5(c)	Appendix Chapter 1, Section 103.4.1	Deletes text and adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A
Sec. 6-5-1(d)	Appendix Chapter 1, Section 102.3	Amends text regarding violations and penalties	A

Justifications KEY: Findings to Support Amendments to California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code

A – This amendment is necessary for administrative clarification, and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17985.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Woodland.

B – This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- (i) Local soil conditions (clay soils) tend to be highly expansive, thereby subject to shrinking and swelling during seasonal drying and wetting conditions, and can cause damage to the foundation and other parts of a structure;
- (ii) The minimum requirements set forth in the amendment is a more restrictive standard, which will better avoid damage due to the pumping action caused by local expansive soils;
- (iii) The type and thickness of the materials set forth in the amendment are more restrictive and will better prevent damage, which can occur from the local condition of highly expansive soils in the City of Woodland.

C – This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- (i) City of Woodland is within an active seismic area; and
- (ii) Local soil conditions (clay soils) tend to be highly expansive (i.e. shrink—swell behavior); and
- (iii) The local climate is characterized by markedly delineated rainy and dry seasons, which tend to maximize the expansive characteristics of the soil; and
- (iv) City of Woodland has hard water, which is corrosive to ferrous and non-ferrous metals; and
- (v) The ground water table is unusually high in many places;
- (vi) Therefore, restrictions on the installation of water piping in or under a concrete slab floor as set forth in the amendment is a more restrictive standard which will better prevent damage which can result from these local conditions described here in items (i) through (v).