ORDINANCE NO. 2010-_____

AN ORDINANCE AMENDING CHAPTER 6.3 SECTIONS 6.3-*02,* 03, 04, *13, 14, 15,* 18, 19, 20, 21, 24, 25, 26, 50, 51, and 52, RELATING TO BUILDING STANDARDS AND CODES

WHEREAS, the Housing and Community Development Commission of the State of California has adopted the 20*10* International Building Codes pursuant to Sections 17921, 17922 and 17958 of the State Housing Law.

WHEREAS, the County of Solano must adopt by Ordinance regulations imposing the same requirements as those adopted by the State of California in accordance with Section 17958 of the State Housing Law.

WHEREAS, the County of Solano may make such changes or modifications in the requirements it deems to be reasonable and necessary because of local conditions.

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

Section 1. Article I is amended to read:

ARTICLE I. PERMITS~~—UNIFORM~~ *CALIFORNIA* CODES

Section 2. Section 6.3-.02 of Chapter 6.3 is amended to read:

Sec. 6.3-02. Definitions

Whenever any of the following names and terms is used in this chapter or in any of the codes adopted by reference in this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section.

(a) Bedroom means any room which can be used for sleeping purposes.

(b) Building Official, Plumbing Official, Chief, Electrical Inspector, Fire Official, Fire Marshall, Administrative Authority, and similar references to a chief administrative position shall means the Building Official of the County of Solano provided, however, that where such terms are used in connection with those duties imposed by statute or ordinance upon the County Health Officer said terms shall include the County Health Officer;

(c) Building Department, Electrical Department, Plumbing Department, Fire Official, Fire Marshal or Housing Department means the "Building Division" of the County of Solano.

(d) Fire Official, Fire Marshall, Fire Inspector, or similar reference to a County Fire Official, charged with enforcing the ~~Uniform~~ *California* Fire Code, as adopted, means the Building Official of Solano County.

Attachment A

Section 3. Section 6.3-03 of Chapter 6.3 is amended to read:

Sec. 6.3-03. Uniform Codes adopted

Subject to the modifications and amendments contained in this chapter, the following primary and secondary codes are adopted and incorporated into the Solano County Code by this reference as if fully set forth, and which may be amended from time to time:

(a) The California Building Standards Code, 20~~01~~*10* Edition, known as The California Code of Regulations, Title 24(CCR, T-24) as adopted by the State of California Legislature, is adopted by reference as the Building Code of the County of Solano, incorporating *parts 1, 2, 2.5, 3, 4, 5, 6, 9, and 11, known collectively as the California Building Standards Code and respectively as the California Administrative Code, California Building Code, California Residential Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, California Energy Code, the California Fire Code,and the California Green Building Standards Code (CalGreen); adopting by reference TItle 25, Division 1, Chapter 1, Subchapter 1 of the California Code of Regulations, known as the State Housing Law Regulations; and adopting by reference the Uniform Code for the Abatement of Dangerous Buildings.*

(1) The California Administrative Code, 2010 Edition together with the appendicies as published by the International Code Council.

(~~1~~2) The ~~Uniform~~ *California* Building Code, ~~1997~~*2010* Edition, together with the appendices, and the non-building and administrative regulations ~~of the Uniform Building Code~~ as published by the International Conference of Building Officials.

(3) The California Residential Code, 2010 Edition together with the appendices, and non-building and administrative regulations as published by the International Code Council.

(~~3~~*4*) The ~~National~~ *California* Electrical Code, ~~1999~~*2010* Edition, and the Administrative Regulations for the ~~1999~~*2010* edition and the non-building regulations published by the National Fire Protection Association *and the International Code Council.*

(*5*) The ~~Uniform~~ *California* Mechanical Code, 20~~09~~*10* Edition, together with the Appendices, and the non-building administrative regulations as published by the International Association of Plumbing and Mechanical Officials *and the International Code Council.*

(4*6*) The *California* Plumbing Code, 20~~09~~*10* Edition, together with the Appendices, and the non-building administrative regulations published by the International Association of Plumbing and Mechanical Officials *and the International Code Council.*

(7) The California Energy Code, 2010 Edition, together with the Appendices, and non-building administrative regulations as published by the International Code Council.

(*8*) The ~~Uniform~~ *California* Fire Code, 20~~09~~*10* Edition, and Appendices, and the non-building administrative regulations as published by the Western Fire Chiefs Association *and the International Code Council.*

(b) Adopting administrative and non-building regulations contained in the above referenced Model Codes, and further adopting by reference;

(1) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials.

(2) The Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials as referenced by the California Department of Housing and Community Development, pursuant to provisions of the California Health and Safety Code.

(3) The Uniform Swimming Pool, Spa and Hot Tub Code, 1997 Edition, as published by the International Association of Plumbing and Mechanical Officials.

(4) The Uniform Sign Code, 1997 Edition, as published by the International Conference of Building Officials.

~~(5) The Uniform Administrative Code, 1997 Edition, as published by the International Conference of Building Officials.~~

Section 4: Section 6.3-04 of Chapter 6.3 is amended to read:

Sec. 6.3-04. Copies of adopted codes

The ~~Environmental Management~~ Department *of Resource Management* of the County shall maintain on file copies of the codes referred to in this chapter.

Section 5: Section 6.3-13 of Chapter 6.3 is amended to read:

Sec. 6.3-13. Building Permits - -professional ~~plans~~ *designs* required

All structures or buildings classified in Occupancy Groups A, B, E, *F,* H, I, *L, M,* ~~and~~ R-1, *R-2, S and U* be designed in accordance with the Building and Professional Codes of the State of California.

Section 6: Section 6.3-14 of Chapter 6.3 is amended to read:

Sec. 6.3-14. Building Permits-- term -- Retention of plans

(a) The permits for occupancy groups A, B, E, F, H, *I, L,* M, ~~I~~*R-1, R-2, and* S ~~and R-1~~ will expire twenty-four months after issuance. The permit records, microfilm or other copies of such, will be retained as a permanent document; for the life of the structure.

(b) Permits for R-3 and U occupancy groups shall be valid for two years from the date of their issuance, provided that the time limits of starting work or work stoppage are met. Residential plans may be destroyed one hundred and eighty days after final inspection or revocation or expiration of permit.

(c) Permits currently issued and older than two years old will expire one year from the adoption date of this ordinance. Permits currently issued and issued within the last two years will expire based on the time frames above or one year from adoption of this ordinance, whichever is later.

Section 7: Section 6.3-16 of Chapter 6.3 (including subsections 6.3-16.010 through 6.3-16.090) is repealed and reserved for future amendments to the California Green Building Standards Code.

Section 8: Section 6.3-18 of Chapter 6.3 is amended to read:

Sec. 6.3-18. ~~Uniform~~*California* Building Code section ~~305~~*110.3.10* amended - - final inspection

Final Inspection shall be made after final grading and the building is completed and ready for occupancy. This shall mean *all work required by the building permit,* all electrical, plumbing and mechanical complete and ready for occupancy, as well as all floor covering installed and painting completed, as well as any required exterior landscaping complete with house, sidewalks, and streets cleaned.

Section 9: Section 6.3-19 of Chapter 6.3 is amended to read:

Sec. 6.3-19. ~~Uniform~~*California* Building Code section 150*5, 704* and *603.1(3)* ~~2320 and appendix, section 1517~~ amended - - roofing

Sections 150*5, 704, and 603.1(3)*~~and 2320 and Appendix Section 1517~~ of the ~~Uniform~~*California* Building Code are amended as follows:

(a) ~~UBC Sec 1504.~~ *CBC Sec 1505.* All materials applied as roof covering shall have a fire rating of class "B" or better, treated in accordance with ~~UBC Standard 32-7.~~ *CBC Standard 15-2, 15-3, or 15-4 and tested in accordance with ASTM E 108, ASTM D 2898 or UL 790. Except those roofs located in Very High Fire Hazard Severity Zones or in Wildland-Urban Interface Fire Areas shall be a Class "A" roof as per Section 1505.1.1 and 1505.1.4.*

(b) ~~UBC Sec 2320.~~ *CBC Sec. 704.* All roof materials applied as exterior wall coverings shall have a fire rating of class "B" or better, treated in accordance with ~~UBC Standard 32-7~~. *CBC Standard 15-2, 15-3, or 15-4 and tested in accordance with ASTM E 108, ASTM D 2898 or UL 790, unless other wise specified in section 704 for a greater fire-resistance rating.. Except those roofs located in Very High Fire Hazard Severity Zones or in Wildland-Urban Interface Fire Areas shall be a Class "A" roof as per Section 1505.1.1 and 1505.1.4*

(c) ~~UBC Appendix~~ *CBC* Sec 15~~17~~*05 and CBC Sec. 603.1(3).* All materials applied as roof covering for re-roofing shall have a fire rating of Class "B" or better, treated in accordance with ~~UBC Standard 12-2~~ *CBC Standard 15-2, 15-3, or 15-4 and tested in accordance with ASTM E 108, ASTM D 2898 or UL 790*, when fifty (50%) percent or more of the existing roof is replaced. *Except those roofs in very High Fire Hazard Severity Zones or in Wildland-Urban Interface Fire Areas shall be a Class "A" roof as per Section 1505.1.1 and 1505.1.4.*

Section 10: Section 6.3-20 of Chapter 6.3 is amended to read:

Sec. 6.3-20. ~~Uniform~~*California* Building Code section 106*5.2* mended exemptions from building permit

Section 106*5.2* of the ~~Uniform~~*California* Building Code is amended to add the following exemptions from a building permit:

(a) Satellite dish antennas, unless attached to a structure or mounted more than 15 feet above the ground

(b) Purely agricultural, nonresidential buildings and/or structures not exceeding 500 square feet and with no structural span exceeding 14 feet. The family residing on the premises shall use the buildings and structures exclusively for agricultural operations, such as the housing of livestock and poultry, and for storage on the property. The property must consist of at least 20 acres and the exempted buildings or structures must be at least 60 feet from any property line. This exemption confers no right to an exemption from the requirement to obtain any electrical, plumbing or mechanical permits.

(c) All fencing, unless the fencing height exceeds six (6) feet and is solid. A livestock corral or loading shoot is not considered solid fencing.

Section 11: Section 6.3-21 of Chapter 6.3 is amended to read:

Sec. 6.3-21. ~~Uniform~~*California* Building Code section 107 added~~B~~standard plans

Section 107 of the ~~Uniform~~*California* Building Code is amended to add:

(a) The Building Official may approve a set of plans for a building or structure as a "standard plan" ~~provided,~~provided; the applicant has made proper application, submitted complete sets of plans, and paid the Plan Review Fee as required by Section ~~106 and Section 107~~*109*.

(b) When it is desired to use an~~d~~ approved "standard plan" for an identical structure, two plot plans and one duplicate plan shall be submitted, and Plan Review Fee equal to one-half of the full Plan Review Fee required in Section ~~107~~*109* shall be paid at the time application is made for such identical structure. Such duplicate plans shall be compared, stamped, and kept on the job as required by Section ~~106~~*105 and 107*. In case of any deviation whatsoever from this standard plan, complete plans, together with a full Plan Review Fee, shall be submitted for the proposed work, as required by Section ~~106~~*105* and 107 respectively.

(c) Standard plans shall be valid for a period of one (1) year from the date of approval. This period may be extended by the Building Official when there is evidence that the plan may be used again.

Section 12: Section 6.3-24 of Chapter 6.3 is amended to read:

Sec. 6.3-24. ~~Uniform~~*California* Fire Code~~B~~section ~~3.105~~*110.4* added --hazard abatement

Section ~~3.105~~ *110.4* is added to the ~~Uniform~~*California* Fire Code, as follows:

In situations where immediate abatement of a fire hazard is required, the County Fire Marshal shall have authority to order such abatement and shall cause the expense of such abatement or action to become a lien upon the property affected.

Section 13: Section 6.3-25 of Chapter 6.3 is amended to read:

Sec. 6.3-25. ~~Uniform~~*California* Fire Code~~B~~section ~~10.509f~~*901.4.1*

Section ~~10.308 (H)~~*901.4.1* of the ~~Uniform~~*California* Fire Code, ~~1991~~*2010* Edition, is added as follows:

All buildings in excess of three stories or 35 feet in height, or that require a fire flow in excess of 2,000 gallon per minute shall be equipped throughout with an approved automatic fire sprinkler system.

Section 14: Section 6.3-26 of Chapter 6.3 is amended to read:

Sec. 6.3-26. ~~Uniform~~*California* Fire Code~~B~~section ~~10.510f~~*905.7* added--hose cabinets

Section ~~10.510f~~*905.7* is added to the ~~Uniform~~*California* Fire Code as follows:

All buildings having areas more than 100 feet travel distance from the nearest point accessible to fire apparatus shall be equipped with one or more hose cabinets, Potter Roemer Series 2300 or equivalent, with a hose rack and 100 feet of approved 1.5 inch fire hose with adjustable stream hose nozzle. Water supply pipe sizes to be approved by the County Fire Marshal. Where adequate water suppliers are not available the County Fire Marshal may require fire department connections or other additions to the system. Exact number and location of fire cabinets to be determined by the County Fire Marshal.

Section 15: Section 6.3-50 of Chapter 6.3 is amended to read:

Sec. 6.3-50. ~~Uniform~~*California* Plumbing Code section ~~1001~~*601* added

Water transported to a building site shall be deemed adequate only if approved as to source, transportation method, and on-site storage by the County Environmental Health Division.

Section 16: Section 6.3-51 of Chapter 6.3 is amended to read:

Sec. 6.3-51. ~~Uniform~~*California* Plumbing Code--minimum water supply--single-family dwellings

(a) All single-family dwellings shall be provided a potable water supply system as required by this section. Such system shall also satisfy all applicable requirements of the ~~Uniform~~*California* Plumbing Code and the Solano County Department of ~~Environmental~~*Resource* Management, Division of Environmental Health.

(b) Public water system or on-site source. Subject to the approval of the building official, a dwelling may be supplied potable water from either:

(1) A public water service provided and managed by a public agency; or

(2) An on-site (i.e., located within the perimeter boundaries of the property upon which the dwelling is to be located), well, spring or surface supply, water storage and delivery system in accordance with this section.

(c) On-site wells. When an on-site well is the proposed potable water supply, a building permit may be issued only where the well, together with any on-site water storage, satisfies all the following requirements:

(1) Environmental Health Division approval. All water wells shall be designed, constructed and shall obtain Environmental Health Division approval as required by Chapter 13.10 of the Solano County Code.

(2) Minimum capacity. An on-site well shall provide to each connection a minimum capacity of three (3) gallons-per-minute (GPM) for a four (4) hour period, at a minimum of 10 lbs per square-inch pressure, in order to be approved for use as a source of potable water for a single-family dwelling. (Note: additional on-site water storage for fire protection may also be required by Chapter 26, Sections 26-24 (a)(6) and 26-25 (a)(5) of the County Code regardless of the requirements of this section.)

(A) Wells producing at least three (3) gallons-per-minute but less than five (5) gallons-per-minute shall be required to be augmented by a minimum storage capacity of five-hundred (500) gallons, pursuant to Chapter 26, Section 26-61(a)(3) of the County Code.

(B) Wells producing less than three (3) gallons-per-minute shall not be accepted as an adequate water supply for the purposes of this section except for parcels legally created prior to September 28, 1993, which shall be required to produce a minimum of one (1) gallon per minute with a minimum of five (5) gallons per minute deliverable at 10 lbs per square inch pressure in combination of well and storage.

(d) Springs: Springs which are to be used as the primary domestic water source shall be constructed to the standards as specified by the Division of Environmental Health and shall be meet the same minimum requirements established for wells.

(e) Testing of capacity: The capacity required by this section for a domestic well or spring shall be verified in conformance with Section 26-61 - Well Test - of the Solano County Code and shall have been established within two years of application for building permit.

(f) Surface supplies: Surface supplies shall be provided with continuous disinfection treatment prior to entry to the distribution system and shall meet the same minimum requirements established for wells.

Section 17: Section 6.3-52 of Chapter 6.3 is amended to read:

Sec. 6.3-52. ~~Uniform~~*California* Plumbing Code--verification of water supply required

(a) No grading, building or plumbing permit application or plans for a project which will require new service with potable water shall be issued unless:

(1) The building official is provided a written statement from the operator of an approved public water agency that the purveyor will provide potable water service to the dwelling and that the water purveyor has sufficient water resource and system capacity to provide such service; or

(2) The building official is provided evidence that a permit or other authorization has been granted by the water purveyor for the proposed project to connect to and use the domestic water system; or

(3) An on-site well, spring or surface supply is installed, tested and is certified to satisfy the requirement of Section 6.30.510b or the building official is provided evidence showing that potable water adequate to satisfy the standards of Section 6.30.510b is available on-site; and

(4) All on-site water sources shall be analyzed for the presence of total coliform bacteria by a laboratory certified by the State of California, Department of Health Services for bacteriological analyses pursuant to Section 4025 of the California Health and Safety Code. If any sample is total coliform positive, a repeat sample shall be collected from the same location. If the repeat sample is also total coliform positive, the sample shall be analyzed for the presence of fecal coliform or Escherichia coli (E.Coli). If the repeat sample is positive, corrective action shall be taken to eliminate the cause of the positive samples.

(b) No final building inspection for a dwelling shall be approved until the dwelling is connected to an operating water supply approved pursuant to this section.

Section 18. This ordinance shall take effect thirty (30) days after its adoption and shall be operative on January 1, 2011.

Section 19. A summary of this ordinance will be published within fifteen (15) days after its adoption in the Fairfield Daily Republic, a newspaper of general circulation in Solano County.

PASSED AND ADOPTED by the Solano County Board of Supervisors at its regular meeting on _____, 2010, by the following vote:

AYES: SUPERVISORS: _____

_____

NOES: SUPERVISORS: _____

_____

EXCUSED: SUPERVISORS: _____

_____

_____
John M. Vasquez, Chair
Solano County Board of Supervisors

ATTEST:
Michael D. Johnson, Clerk Solano County Board of Supervisors

By: _____
Patricia J. Crittenden, Chief Deputy Clerk

Additions indicated by *italics;* deletions by strikeouts

Introduced: November 9, 2010
Adopted: November 23, 2010
Effective: December 24, 2010
Operative: January 1, 2011