

ORDINANCE NO. 2302

AN ORDINANCE OF THE CITY OF SANTA ROSA REPEALING ORDINANCE NUMBERS 798, 2052, 2054 and 2173 AND ALL OTHER ORDINANCES AS CODIFIED IN CHAPTER 6 OF THE SANTA ROSA CITY CODE ENTITLED "BUILDING REGULATIONS" AND ADOPTING BY REFERENCE AND AMENDING THE UNIFORM BUILDING CODE, 1982 EDITION; THE UNIFORM BUILDING CODE STANDARDS, 1982 EDITION; THE UNIFORM HOUSING CODE, 1982 EDITION; THE UNIFORM PLUMBING CODE, 1982 EDITION; THE NATIONAL ELECTRICAL CODE, 1981 EDITION; THE UNIFORM ELECTRICAL CODE, 1975 EDITION; AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1982 EDITION; AND REENACTING CERTAIN OTHER PROVISIONS FOR THE PURPOSE OF REGULATING BUILDINGS AND STRUCTURES; AND FOR THE LIMITED PURPOSES OF SECTIONS 6.409.823 AND 6.409.824 AS CONTAINED IN SAID ORDINANCE, THE UNIFORM BUILDING CODE, 1955 EDITION

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. Ordinance Numbers 2052, 798, 2054, 2173 and all other ordinances codified in Chapter 6 of the Santa Rosa City Code entitled "Building Regulations" are hereby repealed.

Section 2. There is hereby adopted by reference by the City of Santa Rosa for the purpose of establishing rules and regulations governing building activity in the City, providing for the collection of permit fees, the issuance of permits; the adoption of the latest editions of recognized codes; amendment of such codes, and thus specifically regulating erection, construction enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, facilities, height, area, and maintenance of buildings and/or structures in the city; including electrical, gas, plumbing, mechanical, and similar installations, and the maintenance and operation of such systems; including regulations applying to the construction and maintenance of fences, vehicle parking lots, swimming pool, signs, yard drainage systems; grading and excavation of land; the construction of public improvements; the construction of underground electrical services and television cable facilities; providing for stream bank protections; providing standards applying to the foregoing; providing for the abatement of unsafe buildings, those certain codes known as the UNIFORM BUILDING CODE, 1982 Edition, including tables and appendices thereto, published by the International Conference of Building Officials; the UNIFORM BUILDING CODE STANDARDS, 1982 Edition, including tables and appendices thereto, published by the International Conference of Building Officials; the UNIFORM HOUSING CODE, 1982 Edition, published by the International Conference of Building Officials; the UNIFORM PLUMBING CODE, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials; the UNIFORM ELECTRICAL CODE, 1975 Edition, including tables and appendices thereto, published by the Pacific Coast Electrical Association; and the NATIONAL ELECTRICAL CODE, 1981 Edition, including tables and appendices thereto, published by The National Fire Protection Association; and the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1982 Edition, published by the International Conference of Building Officials; and for the limited purposes of Sections 6.409.823 and 6.409.824 as contained in said ordinance, the UNIFORM BUILDING CODE, 1955 Edition, including earthquake provisions, including appendices thereto, published by the International Conference of Building Officials; being the whole thereof save and except such portions as are hereinafter deleted modified, or amended.

Section 3. Articles I, II and III of Chapter 6, BUILDING REGULATIONS, of the Santa Rosa City Code are hereby enacted to read and provide as follows:

CHAPTER 6. BUILDING REGULATIONS
Article I. General Administration
Division 1. General

Sec. 6.110.010. Purpose.

This chapter is adopted as the Building and Safety Code of the City of Santa Rosa, adopting by reference the Uniform Codes set forth hereafter, with such amendments and deletions as noted. The regulations set forth below are additions and/or amendments to those Uniform Codes, and where any Uniform Code provisions are in conflict therewith, it is the intent of this ordinance to amend or delete such conflicting rules or regulations so that this ordinance shall be controlling.

Sec. 6.110.020. Exemptions from Permit Requirements.

Permit fees and plan check fees as provided in this chapter shall be collected for all work in the City performed by or for the City, County, State, United States of America, or any agency thereof, except where exempt under law.

Sec. 6.110.030. Persons to Whom Permits may be Issued.

Permits for building, construction, alteration, repair, electrical work, plumbing work, mechanical work and all other work shall be issued only on the application of the holder of a contracting license issued by the State, licensing such person to engage in the type of work anticipated by the application for such permit, except that owners' permits may be issued as provided by law.

Sec. 6.110.040. Building Official to Enforce State Housing Regulations.

The Building Official of the City is hereby designated as the enforcement officer within the City of Division 13, Part 1.5 of the Health and Safety Code of the State and the Building Official of the City is hereby charged with the enforcement of all the provisions of such Division 13, Part 1.5 of the Health and Safety Code of the State within the City and shall in such capacity enforce the provisions of the State Housing Act with reference to buildings unfit for human habitation or occupancy.

Sec. 6.110.050. Board of Building Regulation Appeals: Created; Purpose; Composition; Appointment; Duties.

In order to determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this chapter, there shall be and is hereby created, a Board of Building Regulations Appeals, consisting of seven members, who are active in their field and are qualified by experience and training to pass upon matters pertaining to building construction, including but not limited to electrical, plumbing and mechanical work. The Board shall consist of (1) a General Contractor, (2) a Structural Engineer or a Civil Engineer specializing in structural work, (3) a Civil Engineer, (4) an Architect, (5) an Electrical Engineer or Electrical Contractor, (6) and (7) a Mechanical Engineer or Mechanical Contractor or Plumbing Contractor. The Building Official shall be an ex-officio member and shall act as secretary of the Board.

Members of the Board of Building Regulation Appeals shall be appointed by the City Council. A member of the Board shall serve at the pleasure of the City Council and may be removed by the affirmative vote of four members of the City Council. The initial term of a person appointed to the Board shall be two years. If a member of the Board is reappointed to a second term or additional consecutive terms, each such term shall be four years.

Sec. 6.110.055. Form of Appeal.

Any affected person may appeal from any notice order or any action of the Building Official under this Code by filing at the office of the Building Official a written appeal containing:

1. A heading in the words: "Before the Board of Appeals of the City of Santa Rosa."
2. A caption reading: "Appeal of", giving the names of the appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and concise language of the relief sought, and the reasons why it is claimed the protested order or action should be reversed, modified, or otherwise set aside.
6. The signatures of all parties named as appellants, and their official mailing addresses.
7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 15 days from the date the notice of the decision or action of the Building Official was mailed or delivered, whichever is earlier, to the person to whom the decision or action is addressed.

Sec. 6.110.060. Procedures for Appeals.

The findings and determinations of the Board of Building Regulation Appeals is a final decision notwithstanding the provisions of Article V, Section 2.400, et seq. Chapter 2 of the Santa Rosa City Code.

Sec. 6.110.070. Penalty for Violation of Certain Sections.

(a) Any person violating any of the provisions of this Chapter, including but not limited to adopted Uniform Codes as amended herein, shall be guilty of a misdemeanor and shall be punished by a fine of not more than three hundred dollars (\$300) or by imprisonment for not more than ninety (90) days, or both. Every such violation shall be deemed a separate offense for each day or portion thereof during which such violation continues.

(b) Any violation of the provisions of this Chapter of the Santa Rosa City Code that would seriously endanger public health and safety shall be, and the same is hereby declared to be unlawful and a public nuisance. The City Attorney may in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or actions for the abatement in the manner required by law and may take such other steps to obtain such relief as will abate or remove such nuisance and restrain and enjoin said violations. All costs (including attorney fees) for abatement of any public nuisance may be assessed against the property, declared to be a public nuisance by the City Council after notice to the affected property owner and may be collected in the same manner as taxes in the manner provided for by Government Code Sec. 38773.5.

Division 2. Standard Plans, Standard Specifications and Rules and Regulations

Sec. 6.120.010. Adoption of Standard Plans and Standard Construction Specifications.

The City Council may, by resolution, adopt City standard plans and standard specifications.

Division 3. Installation of Public Improvements in all Zones of the City

Sec. 6.130.101. Minimum Requirements.

No building, structure, or improvement on any lot or lots shall be constructed, relocated, expanded, or altered in an amount exceeding the lesser of \$10,000 or twenty-five percent of the reasonable replacement value of the existing structures or improvements on said lot, and no building permit shall be issued therefor, unless one-half of the street abutting thereon has been dedicated and improved for the full width of said lot or lots in accordance with City standards or deferred as provided herein, subject to the following limitations:

- (a) The maximum area of land to be so dedicated shall not exceed twenty-five percent of the total area of any lot or lots, and in no event shall such dedication reduce the lot below the required minimum lot sizes, widths, and areas specified for a specific zoning district in the Zoning Ordinance, unless such less area, width, or depth is approved by the City Council. In no case, however, shall such dedication be required if:
 1. Lot depth is reduced to less than 85 feet.
 2. Lot width is reduced to less than 50 feet; 60 feet for corner lots.
 3. Lot area is reduced to less than the minimum required lot size for any lot within the Zoning Ordinance.

- (b) Except as provided herein, no additional improvement shall be required on any lot where all of the following exist to City standards within the present dedication contiguous thereto and on adjoining properties located on the same side of the block: complete roadway, curb, gutter, sidewalk improvements, storm drains, street lights and street trees.

Sec. 6.130.110. Additional Improvements.

Notwithstanding the provisions of Section 6.130.101 (b), improvements in addition to roadway, curb, gutter, and sidewalk may be required as a condition of granting any entitlement to use where the following exist:

- (a) The improvement required as a condition of approval is depicted in the Santa Rosa General Plan as the same exists on the date of approval for the entitlement to use; or,
- (b) The improvement required as a condition of approval is depicted in a Specific Plan as the same exists on the date of approval for the entitlement to use; or
- (c) The improvement required as a condition of approval is determined by the City Engineer to be necessary by reason of increased traffic congestion, impeded traffic circulation, or other deleterious results created or increased by the applicant's proposed use.
- (d) The City may share in the cost of such additional improvements pursuant to the provisions of Section 6.130.180.

Sec. 6.130.120. Dedication Standards.

Street rights of way shall be dedicated in accordance with the width, standards, and right of way lines in the Circulation Element of the General Plan of the City or the City Streets List as the same exists on the date of approval for an entitlement to use. No dedication shall be required under Section 6.130.101 unless the portion of said street to be dedicated is shown on said Circulation Element of the General Plan or reflected on the City Street List and the width thereof is specified in said Element or List except that the designation of any street on any approved map or General Plan Circulation Element exhibit or City Street List without specification of the width thereof shall be at those widths specified in the standard specifications of the City Engineer.

Sec. 6.130.130. Variance.

The City Engineer may grant a variance from any requirement imposed pursuant to this Division if, on the basis of the grounds asserted and the evidence submitted, the City Engineer makes written findings of fact that establish that one or more of the circumstances set forth below apply:

- (a) That there are special circumstances applicable to the subject property such as size, shape, topography, location, existing improvements, or surrounding structures, and that the strict application of the requirements under this Division would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Division.
- (b) That the nature and extent of the dedication, improvements, or both, as required herein, do not bear a reasonable relationship to the proposed use or uses of the property such that the exactions required would exceed the demands or burdens upon traffic, circulation, and other factors justifying public improvements.
- (c) In addition, the City Engineer must find that the granting of such variance will not be materially detrimental to the public welfare or injurious to the property in the same zone and vicinity in which the property is located.

Sec. 6.130.131. Waiver of Requirements.

Notwithstanding the requirements of Sections 6.130.101 and 6.130.110, the City Engineer shall grant a waiver of all such requirements when, and only when, the relocations, expansions, repairs, alterations, or other improvements to which they otherwise

would apply are being undertaken and constructed with financial assistance provided by or under one or more of the City of Santa Rosa Housing Authority's housing rehabilitation loan programs; provided, however, that the City Engineer shall not grant such a waiver with respect to required sidewalk improvements when, in his judgment, a waiver would result in the continuance or the creation of a hazardous condition or conditions in the sidewalk area abutting the property being so improved.

Any waiver granted by the City Engineer under the provisions of this section shall be limited solely to those relocations, expansions, repairs, alterations or other improvements which are financially assisted by or through one of the identified housing rehabilitation loan programs. Such a waiver shall not apply to later improvements to property which are not so financially assisted and a waiver shall not exempt any property from participating in and contributing to any assessment district which may be formed to provide public improvements which benefit the property.

Sec. 6.130.140. Appeal.

Any person required to dedicate land or make improvements under the provisions of this Division may appeal any final decision made hereunder to the City Council pursuant to the provisions of Article V, Section 2.400, et seq. of Chapter 2 of the Santa Rosa City Code.

The City Council may grant such variances of the requirements hereunder consistent with the provisions of Section 6.130.130 and as long as each such variance is in conformity with the general spirit and intent of this Article.

Sec. 6.130.150. Improvement and Dedication in Connection with the Granting of a Zone Change, Variance, or Conditional Use Permit.

In addition to the provisions of this Article, any City official, board, or agency responsible for granting any change of zone, conditional use permit, zoning variance, or other entitlements to use may, as a condition of issuance of the same, require the dedication and improvement of street rights of way or other improvement whether or not designated on any General or Specific Plan or Street List of the City, where said condition would promote the public peace, health, and safety by alleviating increased traffic congestion, impeded traffic circulation, or other deleterious results occasioned by the improvement of such property under such a proposed zone change, variance, conditional use permit, or other entitlement to use.

Sec. 6.130.160. Permits Invalid.

The issuance or granting of any permit or entitlement to use shall not be deemed or construed to be a permit or entitlement for, or approval of, any violation of any of the provisions of this Code. No permit or entitlements presuming to give authority to violate or cancel the provisions of this Division shall be invalid.

Sec. 6.130.170. Agreements to Improve.

In lieu of any required improvement under this Division, the official board or agency authorized or required to accept the same may, in its discretion, enter into an agreement with the owner, secured by cash, surety bond, or other security guaranteeing the installation of said improvements. Such Agreements and security shall be subject to the approval of the City Attorney.

Sec. 6.130.180. City May Share Cost of Making Improvements.

Notwithstanding any provisions of this Article to the contrary, the City Council may, by resolution, order City contributions toward the cost of acquisition or making any improvement required under the provisions of this Division where it determines that the strict application of this Division to any property owner greatly in excess of the cost or detriment to other property owners who are required to make improvements under the provisions of this Division in the immediate vicinity of the said improvement.

ARTICLE II. PERMITS AND FEES

Division 1. Permits

Sec. 6.210.110. Applicability.

Any person desiring to perform work regulated by currently adopted editions of the Uniform Codes, and/or any amendments, ordinances, or other regulations administered by the Building Division, or that may be adopted and administered in the future, shall secure permits and pay fees as set forth herein. These fees shall supersede any fees set forth in Uniform Codes adopted by reference in this ordinance.

The determination of valuation under any of the provisions of this Code shall be made by the Building Official. The valuation to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, paving, profit, and overhead, and any other permanent work or permanent equipment.

Division 2. Department of Community Development Permit fee Table.

Sec. 6.220.110. Single Forms.

The Department of Community Development shall issue permits heretofore required, including but not limited to grading permits, building permits, plumbing permits, mechanical permits and electrical permits on a single form which designates these permits. The permit fee shall be based on the cumulative value of all the work for which a permit is sought.

- (a) Fees for the issuance of such permits shall be payable in the amounts fixed by resolution of the City Council based on the valuation listed therein. The fees shall be charged and collected at the time of issuance of the permit.
- (b) A permit is required for any change in the character or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies. The minimum permit fee for such change shall be \$10.00, unless otherwise provided by the fee schedule adopted by resolution of the City Council.
- (c) Permits may be cancelled if no construction work has been started and refunds, if any, may be granted in accordance with the procedure established in Sec. 6.250.111.

Division 3. Plan Review Fees

Sec. 6.230.110. Fees.

A plan review fee shall be paid to the Director of Community Development at the time of submitting plans and specifications for review. Such plan review fee shall be payable in the amount fixed by the fee schedule adopted by the City Council by resolution.

Sec. 6.230.111. Additional Plan Review

Where additional plan review is required due to and including but not limited to incomplete or changed plans, an additional plan review fee shall be charged at a rate established by the Building Official.

Sec. 6.230.112. Expiration of Plan Review.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Division 4. Public Facilities Improvement Fees.

Sec. 6.240.110. Findings

The Council of the City of Santa Rosa finds that the continued development of residential units in the City has resulted in an increased use of certain public facilities with the result that some are now overburdened and extended beyond their capacity or will become so in the near future if residential development continues. There is a need to increase the capacities of such facilities. In addition, continued residential development has created a need for certain new public facilities. The City Council further finds that due to the present limitations on revenue sources available to the City, the City is without funds to provide for the necessary construction of certain new or expanded major public improvements made necessary by the continued residential development in the City. The fees required by this Article are found and declared to be necessary for the substantial preservation of the public health, safety, and general welfare by causing the cost of the construction of these necessary public improvements to be borne by those residential developments generating the need for such improvements.

The City Engineer has examined the area within the ultimate residential growth boundaries of the City, as shown on the City's General Plan, and identified thereon those public facilities and improvements (streets, traffic signals, storm drainage, parks, and police and fire facilities) which either are now non-existent or presently deficient in terms of capacity, but which will be required and will be necessary to meet the improvement standards and residential service levels which are depicted in the City's General Plan when the City is fully developed. The City Engineer has on file a map and a list containing a description of all such non-existing or presently deficient capital improvements, and their corresponding current cost estimates. The Council approves the map, the identified public facilities and improvements, and their cost estimates shown on the list. The Planning Director of the City has on file a map depicting all properties within the ultimate residential growth boundaries of the City which are eligible for further development and utilizing the zoning and development policies of the City has determined the

estimated total residential units still to be developed within the subject boundaries. The Council approves and concurs in the estimates. The Council reserves the right to review, from time to time as the Council deems appropriate, all such maps, lists and estimates and to change and revise the same, or any one of them, as conditions change.

From and after the effective date of this ordinance, the Council finds, determines, and declares that no development within the City over which some department or agency of the City has discretionary approval, would be approved but for the payment of the fees required by this ordinance.

Sec. 6.240.111. Definitions.

(a) "Residential Dwelling Unit" shall mean and include any structure or room or group of rooms within a structure designed for human occupancy as a place of abode for one or more persons living together as a family unit. A single family residence is one residential dwelling unit, and a duplex and fourplex constitute two and four residential dwelling units respectively. A pad for a mobile home is a structure which is a residential dwelling unit within the meaning of this Article. Each apartment within an apartment house constitutes a single residential dwelling unit.

Sec. 6.240.112. Payment of Fees.

Every person constructing or creating a residential dwelling unit within the City shall pay a public facilities improvement fee for each residential dwelling unit constructed. The fee imposed by this Article shall be reviewed at least annually and may be changed following such review by resolution of the City Council. Such changes shall be based on cost as reflected in the Construction Cost Index, or other authoritative index of constructions costs, and any other relevant circumstances.

Sec. 6.240.113. Time of Payment.

The fees imposed by this Article shall be due and paid for prior to the issuance of a building permit for the construction of the residential dwelling unit or units. The fees shall be payable at and collected by the City's Department of Community Development.

Sec. 6.240.114. Refunds.

There shall be a refund of said improvement fee paid hereunder in the event that the residential structure for which the fee was paid is not constructed, in whole or in part, and the building permit therefore has lapsed or is otherwise voided.

Sec. 6.240.115. Administration of Improvement Fee Revenue.

All sums collected under this Article shall be deposited in a separate public facilities improvement fee fund and such sums shall be used solely for the project costs of those capital facilities and improvements which are depicted and itemized on the map and improvement list presently on file with the City Engineer or in any future revisions or replacements of such map or list. Project costs shall include the project's engineering costs, administrative costs, construction costs, and right of way acquisition costs.

No sums collected under this Article shall be used for public facilities or improvements which are required to be constructed as a condition of any other development regulations or requirements of the City. The sums collected under this Article may not be loaned to or borrowed by other funds of the City. However, sums collected under this Article may be used to refund to a residential developer the cost of capital improvements, shown on the Engineer's list, when such a developer has installed such improvements at his own cost.

Such refunds shall only be made in accordance with terms and conditions set by the City Council and agreed to by a developer prior to the installation of any such improvements.

Sec. 6.240.116. Exemptions

Any residential construction which meets the following criteria shall be exempt from the public facilities improvement fee:

- (a) An alteration or addition to an existing residential dwelling unit which does not constitute an addition thereto of one or more new dwelling units.
- (b) Demolition of an existing residential structure and the building of a new structure on the same site where additional dwelling units are not created, provided the demolished structure was in use as a residential dwelling within two years of the issuance of a building permit for the new residential structure.

Division 5. Permit Fees

Sec. 6.250.110. Fees.

The Permit fees shall be fixed by the fee schedule adopted by the City Council by resolution.

Sec. 6.250.111. Fee Refunds.

- (a) The building official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
- (b) The building official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit.
- (c) The building official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.
- (d) The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Division 6. Miscellaneous Fees.

Sec. 6.260.110. Reinspection Fees

Reinspection Fees. A reinspection fee as fixed by the fee schedule adopted by the City Council by resolution shall be charged and collected for each extra inspection made necessary as follows:

- (a) Work not ready at time requested for inspection.

- (b) Work required to be corrected on previous inspection not ready and/or correction not made at time requested for inspection.

Sec. 6.260.111 Information Inspection Fee:

An inspection fee fixed by the fee schedule adopted by the City Council by resolution shall be charged and collected for inspections made on request for information that requires on-site inspection.

Sec. 6.260.112. Investigation Fees: Work Without a Permit.

- (a) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.
- (b) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Sec. 6.260.113.

Exception: The above provision, Sec. 6.260.112 shall not apply to emergency work when it shall be proved to the satisfaction of the administrative authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of work.

Sec. 6.260.114. Residential Building Review Report:

Upon application by a residential property owner or his authorized agent and upon payment of a fee fixed by the fee schedule adopted by the City Council by resolution for the first unit plus any additional units on the same property the Building Official or his authorized representative shall perform an on-site inspection of said property and all improvements thereon, and shall review pertinent City records and deliver the applicant a report indicating any ordinance or building code violations reflected on City records or observed during inspection and any specific restrictions on use or development noted within the City records which are applicable to the subject property. Said report shall specifically exclude the under floor area of an improvement.

ARTICLE III AMENDMENTS TO THE UNIFORM CODES

Division 1. UNIFORM BUILDING CODE

Sec. 6.310.001. Title. (Amended)

This division shall be known as the UNIFORM BUILDING CODE, and may be cited as such. For purposes of citation, the UNIFORM BUILDING CODE, including tables and appendices, 1982 Edition, adopted by reference by the City of Santa Rosa, is hereby renumbered by adding "6.310" or "6.31", as applicable, before the sections of the UNIFORM BUILDING CODE (i.e., Sections 101 and 6001 of the UNIFORM BUILDING CODE shall be respectively Section 6.310.101 and Section 6.316.001 of the Santa Rosa City Code), and amended by making the following additions and deletions:

Sec. 6.310.302 (d) Master Plans

Master plans may be submitted when permitted by the Building Official. Where master plans are permitted, one set of approved plans shall be returned to the applicant for each building permit, which set shall be kept on such building or work at all times during which the work authorized thereby is in progress. All required plans shall be furnished by the applicant.

Sec 6.310.414(m) Definition

Add:

Master plan is any plan that is to be used by the same builders to build the same building or structure more than once.

Sec. 6.313.202 (b) Roof Construction.

Add:

Paragraph 4. Notwithstanding the provisions of subparagraphs 3202(b), (b)1, (b)2, and (b)3, above, ordinary combustible roof coverings in designated areas of the City are prohibited: This requirement shall apply to new construction and any reroofings. "Designated Areas," as used in this section are as shown on the map entitled, "Special Roof Covering Areas," which is and shall remain on file in the City Clerk's offices. The map may be amended from time to time by resolution of the City Council.

Sec. 6.311.717. Swimming Pools.

Each swimming pool in the City or the lot or parcel of land on which it is located, shall be adequately fenced to deter small children from reaching such pool. A pool is adequately fenced within the meaning of this section if it is surrounded by a fence at least four and one-half feet high, set back five feet or more from the edge of the pool on all sides with gate or gates to match, self-closing and self-latching as to deter access by small children when unattended, or when the lot or parcel of land on which the pool is located is fenced at or near the lot lines by a fence at least four and one-half feet in height, so built or so connected with buildings or other structures as to enclose the pool from public ways and other properties, with gate or gates to match, self-closing and self-latching as to deter access by small children when unattended. In cases of unusual topography or other conditions which make literal compliance with this section difficult or impossible, the Chief Building Official may approve a system of fences, buildings, walls or a combination of safeguards or structures which provide a reasonable substitute for the fences required otherwise. This section applies to all pools within the City regardless of when constructed and whether or not they contain water. Existing gates which were legal prior to the effective date of this Article may have their existing use continued provided they are maintained in a closed position and provided such continued use is not dangerous.

Sec. 6.312.516(c)12 General Construction Requirements: Protection Against Decay and Termites: Crawl Space Grade. Add:

Add:

Grade level in underfloor areas shall not be lower than exterior grade unless adequate drainage to a positive outfall is provided. Where any water will collect in the underfloor area, an approved drainage system shall be provided.

Sec. 6.313.802. Automatic Fire-extinguishing Systems.

Sec. 3802.

(a) Where Required. An automatic fire-extinguishing system shall be installed in the occupancies and locations as set forth in this section.

For special provisions on hazardous chemicals and magnesium, and calcium carbide, see the Fire Code.

(b) All Occupancies except Group R, Division 3 and Group M. Except for Group R, Division 3 and Group M Occupancies, an automatic sprinkler system shall be installed:

1. In every story or basement of all buildings when the floor area exceeds 1500 square feet and there is not provided at least 20 square feet of opening entirely above the adjoining ground level in each 50 lineal feet or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches. Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that fire fighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story shall be provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of a basement is located more than 75 feet from openings required in this section, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.
3. In rooms where nitrate film is stored or handled.
4. In protected combustible fiber storage vaults as defined in the Fire Code.
5. In every story or basement, of all buildings in Groups A, B, E, H, I, and R occupancies, regardless of type of construction when the building is (a) three stories or more in height, or (b) exceeds thirty-five feet from grade to the finished ceiling or exposed roof. Exception: A sprinkler system required under (b) of this paragraph may be omitted when the area above 35 feet is provided for aesthetic purposes only and is unused and unoccupied.
6. The respective increases in area and height specified in Section 6.310.506 and 6.310.508 shall be permitted and the fire-resistive substitution specified in Section 6.310.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

7. In all rooms or above outside areas adjacent to buildings or underneath a roof overhang used for the storage of combustible waste material in connection with Group A, B, E, H, I, and R-1 Occupancies. Such sprinklers may be connected to domestic water supply provided sufficient coverage of the area is provided and an approved accessible shutoff is provided for each room or area.

8. In all buildings converted to condominiums, where the converted use would require fire sprinklers under this article for new construction.

(c) Group A Occupancies.

1. Nightclubs, discos. An automatic sprinkler system shall be installed in rooms primarily used for entertaining occupants who are drinking or dining and unseparated accessory uses where the total area of such unseparated rooms and assembly uses exceeds 5000 square feet. For uses to be considered as separated, the separations shall be not less than as required for a one-hour occupancy separation. The area of other uses shall be included unless separated by at least a one-hour occupancy separation.
2. In one-story Group A Occupancies where the floor area exceeds 6000 square feet and throughout any building having a Group A Occupancy located on a floor or mezzanine above the first floor; however, the respective increases in area and height specified in Section 6.310.506 and 6.310.507 shall be permitted and the fire-resistive substitution specified in Section 6.310.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

EXCEPTION: Area separation walls may be substituted for the required fire sprinkler system in one-story Group A Occupancies not exceeding 8000 square feet where the floor area on either side of the area separation wall does not exceed 6000 square feet.

3. Basement. An automatic sprinkler system shall be installed in basements classified as a Group A Occupancy when the basement is larger than 1500 square feet in floor area.
4. Stairs. An automatic sprinkler system shall be installed in enclosed usable space below or over a stairway in Group A, Divisions 2, 2.1, 3, and 4 Occupancies. See Section 3309(f).
5. Other areas. An automatic sprinkler system shall be installed in specific areas of Group A Occupancies as follows: Under the roof and gridiron, in the tie and fly galleries, and in all places behind the proscenium wall of stages; over enclosed platforms in excess of 500 square feet in area; and in dressing rooms, workshops and storerooms accessory to such stages or enclosed platforms.

EXCEPTIONS:

1. Stages or enclosed platforms open to the auditorium room on three or more sides.
2. Altars, pulpits or similar platforms and their accessory rooms.

3. Stage gridirons when side-wall sprinklers with 135 degrees F. rated heads with heat-baffle plates are installed around the entire perimeter of the stage at points not more than 30 inches below the gridiron nor more than 6 inches below the baffle plate.

4. Under stage or under enclosed platform areas less than 4 feet in clear height used exclusively for chair or table storage and lined on the inside with materials approved for one-hour fire-resistive construction.

(d) Group B, Division 2 Occupancies.

In one and two-story Group B Occupancies where the floor area exceeds 6000 square feet on any floor or 12,000 square feet on all floors; however, the area and height increases specified in Sections 6.310.506 and 6.310.507 shall be permitted and the fire-resistive substitution specified in Section 6.410.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

EXCEPTION: Area separation walls may be substituted for the required fire sprinkler system in Group B, Division 2 Occupancies not exceeding 6000 square feet on any floor or 16,000 square feet on both floors where the floor area either side of the area separation wall does not exceed 6000 square feet on any floor.

In buildings used for high-piled combustible storage, fire protection shall be in accordance with the Fire Code.

(e) Group E Occupancies.

1. Basements. An automatic sprinkler system shall be installed in basements classified as a Group E Occupancy when the basement is larger than 1500 square feet in floor area.
2. Stairs. An automatic sprinkler system shall be installed in enclosed usable space below or over a stairway in Group E Occupancies. See Section 3309(f).
3. In one-story Group E, Division 1 Occupancies where the floor area exceeds 6000 square feet and throughout any building having a Group E Occupancy located on a floor or mezzanine above the first floor; however, the respective increases in area and height specified in Section 6.310.506 and 6.310.507 shall be permitted and the fire-resistive substitution specified in Section 6.310.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

EXCEPTION: Area separation walls may be substituted for the required fire sprinkler system in one-story Group E, Division 1 Occupancies not exceeding 8000 square feet where the floor area on either side of the area separation wall does not exceed 6000 square feet.

(f) Group H Occupancies.

1. Division 1. A fire-extinguishing system shall be installed in Group H, Division 2 Occupancies exceeding 1500 square feet in floor area.

2. Division 2. A fire-extinguishing system shall be installed for Group H, Division 2 Occupancies exceeding 1500 square feet in area.

A fire-extinguishing system shall be installed in rooms of Group H, Division 2 Occupancies when flammable or combustible liquids are stored or handled in excess of the quantities set forth in Table No. 9-A, or any combination of flammable liquids exceeds 240 gallons.

A fire-extinguishing system shall be installed in paint spray booths or rooms.

3. Division 3. A fire-extinguishing system shall be installed in Group H, Division 3 Occupancies larger than 3000 square feet in floor area.
4. Division 4. In Group H, Division 4 Occupancies more than one-story in height or where the floor area exceeds 6000 square feet; however, the respective increases in area and height specified in Sections 6.310.506 and 6.310.507 shall be permitted and the fire-resistive substitution specified in Section 6.310.508 shall be permitted. Area separation walls shall not be substituted for the required fire sprinkler system.

EXCEPTION: Area separation walls may be substituted for the required fire sprinkler system in one-story Group H, Division 4 Occupancies not exceeding 8000 square feet, where the floor area on either side of the fire separation wall does not exceed 6000 square feet.

In rooms where flammable or combustible liquids are stored or handled in excess of the quantities set forth in Table No. 9-A, or any combination of flammable liquids totaling 240 gallons, as defined in the Fire Code.

- (g) Group I Occupancies. An automatic sprinkler system shall be installed in Group I Occupancies.

EXCEPTIONS:

1. In hospitals of Types I, II Fire-resistive and II One-hour construction, the automatic sprinkler system may be omitted from operating, delivery, cardiac, X-ray and intensive care rooms and patient sleeping rooms not exceeding 450 square feet in area when each such room is provided with smoke detectors connected to a continuously attended station or location within the building. Increases for area and height specified in Sections 506(d) and 507 shall not apply when this exception is used.

2. In jails, prisons and reformatories, the piping system may be dry, provided a manually operated valve is installed at a continuously monitored location. Opening of the valve will cause the piping system to be charged. Sprinkler heads in such systems shall be equipped with fusible elements or the system shall be designed as required for deluge systems in U.B.C. Standard No. 38-1.

Sec. 6.313.808 Access for Fire Fighting Equipment.

Whenever any hydrant or other appurtenance for use by the Fire Department is required to be installed under the provisions of this Chapter 6 or whenever all or a substantial part of any building or structure is or becomes in excess of seventy-five feet (75) feet from a safe and adequate access road, there shall be provisions for access to and from

every such building, hydrant, and appurtenance by fire fighting equipment. Said access shall be in the form of an improved permanently maintained roadway or open paved area, or any combination thereof designed, constructed, and at all times maintained in such a manner that there shall be an access way kept clear and unobstructed at such grades and having sufficient width and height clearance to permit ingress and egress by fire fighting equipment.

Division 2. UNIFORM HOUSING CODE

Sec. 6.320.001. Title.

This division shall be known as the UNIFORM HOUSING CODE, and may be cited as such. For purposes of citation, the UNIFORM HOUSING CODE, including tables and appendices, 1982 Edition, adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.320." or "6.32." as applicable, before the sections of the UNIFORM HOUSING CODE (i.e., Sections 101 and 1612 of the UNIFORM HOUSING CODE shall be respectively Section 6.320.101 and Section 6.321.612 of the Santa Rosa City Code.)

Division 3. UNIFORM PLUMBING CODE

Sec. 6.330.001. Title.

This division shall be known as the UNIFORM PLUMBING CODE and may be cited as such. For purposes of citation, the UNIFORM PLUMBING CODE, including tables and appendices, 1982 Edition, adopted herein by reference by the City of Santa Rosa is renumbered by adding "6.330." or "6.33" as applicable, before the sections of the UNIFORM PLUMBING CODE (i.e., Sections 10.1 and 1325 of the UNIFORM PLUMBING CODE shall be respectively Section 6.330.101 and Sections 6.331.325 of the Santa Rosa City Code), and deleting therefrom Section 207 relating to fees.

Division 4. UNIFORM ELECTRICAL CODE

Sec. 6.340.001. Title.

This division shall be known as the UNIFORM ELECTRICAL CODE, and may be cited as such. For purposes of citation, the UNIFORM ELECTRICAL CODE, including tables and appendices, 1975 Edition, adopted herein by reference by the City of Santa Rosa is renumbered by adding "6.340.10" or "6.340.1" as applicable, before the sections of the UNIFORM ELECTRICAL CODE (i.e., Sections 1 and 14 of the UNIFORM ELECTRICAL CODE shall be respectively Section 6.430.101 and Section 6.340.114 of the Santa Rosa City Code).

Sec. 6.340.101A (CHIEF ELECTRICAL INSPECTOR: Amended)

There is hereby created the office of Chief Electrical Inspector. The Building Official of the City of Santa Rosa shall be the Chief Electrical Inspector.

Sec. 6.340.103. Fees for Permits and Inspection.

Delete Section 103 of the UBC. Add:

A fee of \$10.00 or as fixed by the fee schedule adopted by resolution by the City Council shall be paid for each annual maintenance electrical permit at the time when such permit is issued. Fees for all new work installed under such a permit since the date of the last previous inspection shall be paid, according to the permit fee above, at the time when such work is inspected; these fees shall be in addition to the annual maintenance electrical permit fee.

Division 5. NATIONAL ELECTRICAL CODE

Sec. 6.350.001. Title.

This division shall be known as the NATIONAL ELECTRICAL CODE, and may be cited as such. For purposes of citation, the NATIONAL ELECTRICAL CODE, including tables and appendices, 1981 Edition, adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.340.0" or "6.350." as applicable, before the article numbers of the NATIONAL ELECTRICAL CODE (i.e., Article Numbers 90 and 820 of the NATIONAL ELECTRICAL CODE shall be respectively Section 6.350.909 and Section 6.340.820 of the Santa Rosa City Code).

Division 6. UNIFORM MECHANICAL CODE

Sec. 6.360.001. Title

This division shall be known as the UNIFORM MECHANICAL CODE, and may be cited as such. For purposes of citation, the UNIFORM MECHANICAL CODE, including tables and appendices, 1982 Edition, adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.360" or "6.36" as applicable, before the sections of the UNIFORM MECHANICAL CODE (i.e., Section 101 and 2004 of the UNIFORM MECHANICAL CODE shall be respectively Section 6.360.101 and Section 6.362.004 of the Santa Rosa City Code), and Section 304 is hereby deleted.

Division 7. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Sec. 6.370.001. Title.

This division shall be known as the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, and may be cited as such. For purposes of citation, the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, including the tables and appendices, 1982 Edition adopted herein by reference by the City of Santa Rosa, is hereby renumbered by adding "6.370." before the sections of the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (i.e., Sections 101 and 912 of the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS shall be respectively Section 6.370.101 and Section 6.370.912 of the Santa Rosa City Code).

ARTICLE IV. EXISTING BUILDINGS: REVIEW AND ABATEMENT

Sec. 6.409.820. Purpose.

It is generally acknowledged that the City of Santa Rosa has experienced and will continue to experience moderate to great earthquakes in the foreseeable future.

Many buildings subject to severe earthquake hazards continue to be a serious danger to the life and safety of people who live and work in them in the event of an earthquake. The primary goal of building reconstruction to reduce earthquake hazards is the improvement of safety to life. In order to make reconstruction economically feasible and to improve the safety of life in seismically hazardous buildings, the City of Santa Rosa adopted standards in Resolution 9820 in 1971 which is hereby repealed and reenacted in certain parts as Article IV of Chapter 6 of the Santa Rosa City Code.

Sec. 6.409.821. Preliminary Review.

This Article is to provide procedures for the systematic survey and reconstruction of existing buildings within the City of Santa Rosa in order to make reconstruction economically feasible and to improve the safety of life in seismically hazardous

8. Type and strength of wall and parapet anchorage.

9. Type of diaphragms and bracing.

10. Type of interior partitions.

- (b) The review shall include the determination that the structure either complies or does not comply with the requirements of the UNIFORM BUILDING CODE, 1955 Edition, including earthquake provisions, including appendices thereto, which is hereby adopted by reference for the sole purpose of compliance with this Article. In connection with this preliminary review, extensive tests shall not be required. If the structure is determined to so comply, it is exempt from the provisions of this Article.
- (c) If the structure is determined not to comply with the UNIFORM BUILDING CODE, 1955 Edition, it shall be further reviewed by the property owner as provided in the following sections.
- (d) A copy of the reviewer's report shall include but not be limited to:
1. The determination of compliance with the UNIFORM BUILDING CODE, 1955 Edition; and
 2. Where applicable, the findings on which the determination that the building or structure does comply is based, shall be sent to the property owner along with any order to abate hazards as provided in the following sections.

Sec. 6.409.824. Abatement: Rehabilitation or Demolition.

Those buildings not meeting the requirements of the UNIFORM BUILDING CODE, 1955 Edition, may be abated by rehabilitation or demolition in accordance with the provision of this Article. Buildings or hazards which are not voluntarily abated within 365 days of notice to correct deficiencies may be required by the City to be vacated and abated in accordance with the provisions of the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS as adopted in Section 6.370.001.

Sec. 6.409.825. Property Owner Review.

Upon notice by City to the property owner to correct deficiencies, the property owner shall require an engineer to prepare a review of the subject building or structure. As soon as the review is prepared, the engineer shall submit it to the City. The review shall include, but not be limited to the following:

- (a) Location by street address and assessor's number.
- (b) Type of occupancy and accurate dimensions.
- (c) Type of construction, type of foundation, and materials used in construction. Tests, as necessary, shall include but not be limited to the drilling of inspection holes, the determination of the strength and quality of materials and a general description of how these materials are integrated within the structure.
- (d) Comprehensive review of conditions, maintenance, and foundation performance.
- (e) Complete vertical load resume, analysis or estimate based on typical bays and details and all critical areas.

- (f) Investigation, review, and analysis of building elements including but not limited to walls, parapets, diaphragms, shear walls, bracing, attachments and ornamentation, ceilings, lights, stairs, type and resistance of interior partitions, presence and adequacy of diaphragm chords, and ties.
- (g) Verification of elements of preliminary review regarding maintenance, fire resistance, and exits.
- (h) Such drawings and sketches as necessary to describe building strengths and deficiencies.
- (i) Summary statement of findings.
- (j) Statement of engineer as to conditions determined as related to codes and evaluation criteria.
- (k) Independent statement of engineer as to his professional opinion regarding the safety of the building in regard to fire, panic, moderate and major earthquake, with reasons for his opinion, without regard to code requirements.
- (l) A statement by the Engineer, in his opinion, as to whether or not special or unusual factors exist that alleviate or intensify the risk.
- (m) Such other information as required by the Building Official.

Sec. 6.409.826. Requirements for Continued Use of Structure.

Reinforcement work and design shall be performed by the property owner, his representative, agent, or employee under the direct supervision of a structural engineer or civil engineer specializing in structural work to include but not be limited to the following standards:

- (a) The vertical dead load (without live or lateral loads) must not create any overstress as related to allowed stresses pursuant to this Chapter, except that foundations may be assumed to have met the test of time where there is no settlement or damage.
- (b) The building must meet the requirements of this Chapter for vertical forces including live load with no more than 15% overstress above current codes.
- (c) Walls, parapets, windows, and doors must be adequate for a 15 lb. wind, 20% G on walls, 50% G on parapets both in spanning between resisting elements and attachments to supporting elements with no more than 50% increase to stresses in lieu of the presently allowed 30% increase.
- (d) Diaphragms must be capable of resisting present code required lateral forces at not over 100% increase in normal code values. (Base plus 100% in place of base plus 33%.) Straight sheathed diaphragms shall not be used to resist lateral forces in concrete or masonry buildings. Chords and collector elements must be provided.
- (e) Shear walls must be adequately connected and tied down to foundations. Unreinforced masonry may be used in shear parallel to plane of wall provided that wall is securely held in place perpendicular to wall.
- (f) Compliance with the fire and panic requirements of the adopted Article III of this Chapter concerning exit requirements, enclosed stairways, fire sprinkler

buildings. The following classifications of buildings shall be subjected to a preliminary review by the Building Official to determine the general structural characteristics, the relative safety of the building and its general compliance with this chapter.

- (a) All buildings constructed before December 31, 1957 except public school buildings and one and two family wood frame dwellings.
- (b) All buildings using unreinforced masonry walls.

Sec. 6.409.822. Priority of Review.

The Preliminary Review of buildings shall be conducted in the following order of priority:

- (a) Theaters, hotels, motels, places of public assemblage of 100 persons or more, hospitals, clinics, and governmental public buildings.
- (b) Buildings adjacent to sidewalks with large volumes of pedestrian traffic.
- (c) Buildings open to the general public such as stores, markets, shops, clubs, restaurants, office buildings and public assemblages of less than 100 persons.
- (d) Apartments of more than 10 units.
- (e) Apartments of 10 units or less.
- (f) Shops, garages, warehouses, and other buildings not generally open to the public which have low occupancy loads.
- (g) Any other buildings.

Sec. 6.409.823. Scope of Preliminary Review by Building Division of the Department of Community Development.

- (a) The Building Official or his authorized representative may conduct a preliminary review which may include, but not be limited to the following:
 - 1. Location by street address and assessor's parcel number.
 - 2. Type of occupancy and approximate dimensions.
 - 3. Type of construction and foundations. Type of materials used in construction.
 - 4. Age of construction. Photos of the building exterior. Construction drawings shall be submitted if available.
 - 5. Quality of maintenance, cracks, and cleanliness. Evidence of leaks, foundation settlement, sagging floors, or rusting metal, and rotting wood. General deterioration of any other building material used.
 - 6. General fire classification of the structure. The classification shall include the frame, walls, partitions, floors, roofs, and roof coverings.
 - 7. Number, quality, and type of exits available.

systems, fire separations, and panic hardware. Alternative methods of fire protection, including but not limited to fire sprinkler systems, may be approved by the Fire Marshal and the Building Official.

ARTICLE V

FLOOD HAZARD ZONES

Sec. 6.500.001. Purpose.

This Article is adopted to comply with the National Flood Disaster Protection Act and the National Flood Insurance Program Regulation as published in the Federal Register, Volume 207, dated October 26, 1976, and shall apply to all areas of special flood hazards within the jurisdiction of the City of Santa Rosa. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the City of Santa Rosa," dated February 3, 1981, with an accompanying Flood Insurance Rate Map is hereby adopted by reference and is declared to be a part of this Article. The Flood Insurance Study is on file in the office of the City Clerk at 100 Santa Rosa Avenue.

Sec. 6.500.002. Permits Required.

Permit application for approval of any subdivision, building, or other work within designated flood prone areas designated pursuant to Federal requirements shall be accompanied by documentation of elevations (in relation to sea level) of the lowest habitable floor (including basement) or in the case of flood proofed nonresidential structures, the elevation to which it has been floodproofed. All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood. All final subdivision plans will provide the elevation of proposed structures and building pads. If the site is filled above the base flood, the final pad elevations shall be certified by a registered professional engineer. Records of such documentation or certification of such elevation may be maintained along with such other information as determined by the Building Official as reasonably necessary.

Sec. 6.500.003 Standards

In reviewing all applications for new construction, substantial improvements, prefabricated buildings, placement of mobilehomes, and other development(s) performance standards including but not limited to the following may be required:

- (a) New construction and substantial improvement of any residential structure shall have the lowest habitable floor (including basement) elevated to or above the 100-year base flood elevation.
- (b) Nonresidential construction shall either be elevated in conformance with Section 6.500.003(a) or together with attendant utility and sanitary facilities.
 - 1. Be flood-proofed so that below the base flood level structure is water tight with walls substantially impermeable to the passage of water.
 - 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyance.

3. Be certified by a registered professional engineer or architect that the standards of this section are satisfied. Such certifications shall be provided to the Building Official.

- (c) That construction materials and utility equipment be resistant to flood damage.
- (d) That construction methods and practices be used to minimize flood damage.
- (e) That the design or anchorage prevent the flotation, collapse, or lateral movement of the structure due to flooding.
- (f) The following standards are required for: mobilehomes not placed in mobilehome parks or subdivisions; new mobilehome parks or subdivisions; and repair, reconstruction, or improvements to existing mobilehome parks or subdivisions that equals or exceeds fifty percent of the value of the streets, utilities and pads before the repair, reconstruction or improvements commence:
1. All mobilehomes shall be placed on pads or lots elevated on compacted fill.
 2. No mobilehome shall be placed in a flood way.
 3. Specific anchoring requirements for mobilehomes shall include but not be limited to: Overhead ties at each of the four corners of the mobilehome with two additional ties per side at the intermediate locations; frame ties at each corner of the home with five additional ties per side at intermediate points and mobilehomes less than 50 feet long requiring four additional ties per side; all components of the anchoring system be capable of carrying a force of 4,800 pounds; and any additions to mobilehomes be similarly anchored.
- (g) Evidence that flood damage shall be minimized.
- (h) Evidence that the proposed construction or substitution is reasonably safe from flooding.
- (i) Evidence of adequate drainage to reduce exposure to flood hazards.
- (j) Standards for Utilities: All new and replacement water supply and sanitary sewage systems shall be designated to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters; and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (k) Alteration of Water Courses: Notify adjacent communities and the California Department of Water Resources prior to any alteration or relocation of a water course and submit evidence of such notification to the Federal Insurance Administration; require that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

Sec. 6.500.004. Floodways.

Located within areas of special flood hazard established by the provisions of this Article are areas designated as floodways. Since the floodway is an extremely

hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- (a) Prohibit encroachments, including fill, placement of debris, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (b) If no floodway is identified then a set-back of 2-1/2 times the depth of the water course plus 30 feet from the bank(s) of the water course is established where encroachment will be prohibited.

Sec. 6.500.005. Use of Base Flood Data.

When base flood elevation data has not been provided in accordance with the provisions of this Article the Building Official may obtain, review, and reasonably utilize any base flood elevation data available from a Federal, State, or other source, in order to administer the provisions of this Article.

Sec. 6.500.006. Interpretation of FIRM Boundaries.

In reviewing all applications the Building Official may take interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards. (For example, where there appears to be a conflict between a mapped boundary and actual field conditions.)

Sec. 6.500.007.

This Article shall take precedence over conflicting sections within this chapter.

ARTICLE VI. BUILDING SECURITY

Sec. 6.710.001. Purpose.

Building Security is enacted in order to promote building security, safeguard property and help prevent financial loss by affording resistance to nonforceable entry into buildings and establish crime prevention through building security, pursuant to Section 14051 of the California Penal Code providing that the Police, Fire and Building Officials of the City develop a local security standards and regulations.

Sec. 6.710.101. Scope.

(a) Scope. This Article shall apply to all new construction requiring a building permit, including but not limited to existing multiple family dwelling units which are converted to privately owned family units (condominiums) and any existing structure which converts from its original occupancy group as designated in the UNIFORM BUILDING CODE to a different occupancy.

(b) Exemption. Any building defined in the UNIFORM BUILDING CODE and Title 19, California Administrative Code and which requires special type releasing or latching devices shall be exempt from the provisions of this Article relative to locking devices of interior and/or exterior doors.

Sec. 6.710.102. Rules and Regulations.

The City Council may adopt, by resolution, rules and regulations governing the materials and methods of construction necessary to provide minimum standards for safeguarding property and public welfare against unlawful entry.

ARTICLE VII. HISTORICAL OR
ARCHITECTURALLY SIGNIFICANT BUILDINGS

Sec. 6.810.001. Purpose. In order to maintain the historical and architectural integrity of buildings designated as historical or architecturally significant buildings within the community consistent with objectives of the urban design element of the General Plan, it is necessary to provide necessary code alternatives of rehabilitation and restoration of said buildings. Such alternative building regulations are intended to facilitate the restoration or changes of occupancy so as to preserve the original or restored architectural elements and features, to provide a cost effective approach to the preservation of historical or architecturally significant buildings and to provide for the safety of the building occupants consistent with the California Administrative Code under Part 2, Title 25, Chapter B2 "State Historic Building Code."

Sec. 6.810.101. Historic or Architecturally Significant Buildings.

The City Council may, by resolution, find and determine that particular buildings or structures have special historical or architectural significance. Repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, relocation, conversion, or continued use of a building or structure so designated shall comply with the requirements of Article IV of this Chapter (Section 6.490.820 et seq.) and upon the written approval of the Building Official, the remainder of such repairs, alterations or additions may be undertaken and completed in accordance with those requirements of the State Historic Building Code as may be applicable, rather than the other requirements of this Chapter. In the absence of such written approval of the Building Official, the repair or alteration of, or additions to, a building or structure so designated shall comply with all requirements of this Chapter.

Section 4. Findings of Fact.

The City Council finds that the standards of buildings within the community of Santa Rosa should comply with the UNIFORM BUILDING CODE, 1982 Edition; the UNIFORM BUILDING CODE STANDARDS, 1982 Edition; the UNIFORM HOUSING CODE, 1982 Edition; the UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1982 Edition; the UNIFORM PLUMBING CODE, 1982 Edition; the UNIFORM ELECTRICAL CODE, 1975 Edition; and the NATIONAL ELECTRICAL CODE, 1981 Edition; and for the limited purposes of Section 6.409.823 and 6.409.824, as contained in said Ordinance, the UNIFORM BUILDING CODE, 1955 Edition as amended by the provisions of this Ordinance. Based on the recommendation of the Building Official of the City of Santa Rosa, the City Council further finds that it is necessary to make the modifications and changes to the uniform codes specifically adopted in this Ordinance since they are needed for the more efficient, more economical and more expeditious enforcement of the Building Standards of the City of Santa Rosa. The City Council further finds that the amendments to this Ordinance are hereby determined to be reasonably necessary because of local conditions and do not lessen or diminish the standards set forth within the uniform codes adopted by this Ordinance except as provided by law.

Said local conditions are:

- (a) Because of heavy accumulation of flammable plant cover in many areas, periodic high winds an extended dry season, close proximity of wood frame buildings in certain areas, and organizational limitations of the fire department, an aggravated danger of fire exists requiring the prohibition of ordinary combustible roofs and requiring sprinkler systems.
- (b) The propensity of local streams to flood necessitates special construction requirements in designated flood hazard zones.
- (c) The large number of swimming pools necessitate fencing requirements.
- (d) Local rainfall and ground water conditions necessitate underfloor drainage requirements.
- (e) Earthquake hazards necessitate the review and abatement provisions set forth in Article IV, as more particularly stated therein.

Section 5. Severability Clause.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 6. This Ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 14th day of June, 1983.

AYES: (3) Vice-Mayor Jeffries, Councilmen Barone and Born
NOES: (0)
ABSENT: (2) Mayor Healy, Councilman Burkart

ATTEST:

Kathleen Albright
ASSISTANT CITY CLERK

APPROVED:

John H. Healy
MAYOR

