

ORDINANCE NO. 1556

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

SECTION I. Chapter 15.04 of Title 15 of the Amador County Code is amended and restated in its entirety to read as follows:

“Chapter 15.04

ADOPTION OF UNIFORM BUILDING AND RELATED CODES

Sections:

- 15.04.010 Adoption of uniform codes by reference.
- 15.04.011 Conflicting provisions.
- 15.04.012 Work exempt from permit.
- 15.04.014 Board of Appeals.
- 15.04.015 Expiration.
- 15.04.016 Investigation fees for work without a permit.
- 15.04.017 Snow load design.
- 15.04.019 Appendix Chapter 16, Volume 2, Div. I, snow load design.
- 15.04.023 Roof construction and covering.
- 15.04.024 Interior wall and ceiling coverings.
- 15.04.027 Liquefied petroleum gas facilities-- Section 1214 amended.
- 15.04.028 Liquefied petroleum gas facilities-- Section 1315 amended.
- 15.04.060 Temporary power permits.
- 15.04.070 Utility company connections.
- 15.04.080 Emergency repairs.

15.04.010 Adoption of uniform codes.* A. Except as hereinafter provided, the following uniform codes are adopted by reference as the rules and regulations governing the construction, alteration, moving, demolition, repair, use, change of use and occupancy of any building or structure within the county (except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in said codes, and hydraulic flood control structures):

1. Chapters 2 through 35 of the California Building Code, 2001 Edition (referenced to the 1997 Uniform Building Code of the International Conference of Building Officials), as published by the California Building Standards Commission and as amended by the State Department of Housing and Community Development, the Division of the State Architect/Access and Compliance, and the Office of Statewide Health Planning and Development, together with the following Appendices: Appendix Chapter 3 Division II (Agricultural Buildings), Appendix Chapter 4 Division I (Barriers for Swimming Pools, Spas and Hot Tubs), Appendix Chapter 15 (Reroofing), Appendix Chapter 16 Division I (Snow Load Design), Appendix Chapter 18 (Waterproofing and Dampproofing Foundations), Appendix Chapter 31 Division I (Flood-Resistant Construction), and Appendix Chapter 33 (Excavation and grading);

* For statutory provisions which apply throughout the state, see various state regulations as applicable. For provisions regulating housing construction throughout the state see Health and Safety Code §17922.

2. The 2001 Edition of the following Codes, each as published by the California Building Standards Commission and as amended by the State Department of Housing and Community Development, the Division of the State Architect/Access and Compliance, and the Office of Statewide Health Planning and Development:

- a. California Electrical Code (referenced to the 1999 National Electrical Code of the National Fire Protection Association);
- b. California Mechanical Code (referenced to the 2000 Uniform Mechanical Code of the International conference of Building Officials);
- c. California Plumbing Code (referenced to the 2000 Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials);
- d. California Energy Code;
- e. California Elevator Safety Construction Code;
- f. California Historical Building Code;
- g. California Fire Code, containing fire safety-related building standards referenced in other parts of Title 24 (referenced to the 2000 Uniform Fire Code of the International Conference of Building Officials and the Western Fire Chiefs Association);
- h. California Code for Building Conservation;
- i. California Reference Standards Code;

3. The Uniform Housing Code (UHC), 1997 Edition, as published by the International Conference of Building Officials (ICBO), including only Chapters 1, 4, 5, 6 and Sections 701(b) and (c);

4. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials, including Chapters 1 through 9; and

5. The Uniform Administrative Code (UAC), 1997 Edition, as published by the International Conference of Building Officials (ICBO), including only Chapters 1, Sections 202.4-202.8, 203, 204 and 205 of Chapter 2, and Chapter 3.

B. Permit fees shall be as outlined in the Uniform Administrative Code (UAC). The Building Valuation Data schedule, as published by ICBO, shall be reviewed and updated versions adopted as necessary by the Board of Supervisors following a public hearing.

15.04.011 Conflicting provisions. In the event of any conflict in the provisions or requirements of this Title 15, any other title of the Amador County Code, the technical codes, and any other codes or laws, the most restrictive shall govern.:

15.04.012 Work exempt from permit. Uniform Building Code (“UBC”, incorporated into the California Building Code), Section 106.2, “Work Exempt from Permit”, paragraph 5, shall be changed to read as follows:

Freestanding nonbearing masonry and concrete walls, without surcharge, not over four (4) feet high above grade. Freestanding nonbearing wood or steel fencing not over ten feet.

15.04.014 Board of Appeals. Section 204.1 of the Uniform Administrative Code (UAC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of the technical

code, there shall be and is hereby created a Board of Appeals which shall consist of not less than three members appointed by the Amador county Board of Supervisors, who (i) are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment, and (ii) are not employees of Amador County. The Building Official shall be an ex officio member and shall act as secretary to said Board but shall have no vote upon any matter before the Board. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

15.04.015 Expiration. Section 303.4 of the Uniform Administrative Code (UAC) shall have the following added at the end of the first paragraph:

For the purpose of this section, work under a permit shall be considered suspended or abandoned, and the permit subject to expiration, if the permit holder or person doing the work does not call for and pass one or more of the required inspections set forth in section 305.5 within 180 days after the date the permit was issued, or the date of passing a prior required inspection, whichever date is later.

15.04.016 Investigation fees for work without a permit. Section 304.5.1 of the Uniform Administrative Code (UAC) shall have the following added at the end of the paragraph:

Investigation fees shall be calculated at the hourly rate set forth in Table 3-A of the Uniform Administrative Code.

15.04.017 Snow load design. Uniform Building Code, Chapter 16, Section 1605, "Roof Design"; Section 1605.4, "Snow Loads"; shall have the following sentence added:

Appendix Chapter 16, Div. I, shall apply to all construction at or above 5000 ft. elevation.

15.04.019 Appendix Chapter 16, Volume 2, Div. I, snow load design. Uniform Building Code, Appendix Chapter 16, Div. I, Snow Load Design; Section 1634.1, "Scope"; shall have the following sentence added:

This Chapter shall apply to all construction at or above 5000 ft. elevation.

15.04.023 Roof construction and covering. Uniform Building Code (UBC), Section 1503, "Roof-covering Requirements," shall have the following subsections added to the end of the section:

(a) Roof covering on all new construction shall be listed Class A, per Sec. 1504.1 or metal, or other non-combustible material; and shall be installed over solid sheathing unless it is an engineered structure and has received the approval of the Building Official.

Exception: Roofing in connection with additions, alterations and repairs to existing structures shall not be required to conform to the standard set forth in this section 15.04.023(a) if all of the following apply: (i) the re-roofing (or roofing for an addition to

a building) accomplished in any 12-month period does not exceed 50% of the existing roof area; (ii) the re-roofing (or roofing for an addition to a building) is substantially the same as the material on the existing portions of the roof; and (iii) the materials used for the re-roofing (or roofing for an addition to a building) comply with section 1507 of the UBC.

(b) Above 5000 ft. elevation, metal roofing shall be applied over an underlayment of not less than 15 lb. felt. Fasteners shall be as specified by the manufacturer. Flashing for metal roofs shall be as specified in UBC Sections 1508 and 1509.

15.04.024 Interior wall and ceiling coverings. All interior wall and ceiling coverings for residential structures shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 8 of the Uniform Building Code, or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 8 of the Uniform Building Code.

15.04.027 Liquefied petroleum gas facilities--Section 1214 amended. Section 1214 of the Uniform Plumbing Code ("UPC", incorporated into the 1998 California Plumbing Code) shall have a new subsection 1214.4 added as follows:

1214.4 Liquefied petroleum gas facilities or equipment located at or above 5,000 feet elevation shall be equipped with a listed and approved gas leakage detector, with automatic shut-off and an alarm that is auditable to all sleeping rooms.

15.04.028 Liquefied petroleum gas facilities--Section 1315 amended. Section 1315 of the Uniform Mechanical Code ("UMC", incorporated into the 1998 California Mechanical Code) shall have a new subsection 1315.4 added as follows:

1315.4 Liquefied petroleum gas burning appliances located at or above 5,000 feet elevation shall be equipped with a listed an approved gas leakage detector, with automatic shut-off and an alarm that is auditable to all sleeping rooms.

15.04.060 Temporary power permits. It is unlawful for any person to use electric power in any building or structure for which a building permit is required by this chapter prior to final inspection and approval thereof by the building department, except in strict conformance with all of the provisions and conditions of an unrevoked and unexpired temporary power permit issued therefor by the building department. Such temporary power permit shall contain provisions with respect to the nature, location and duration of use, load and circuit limitations, fuse or circuit breaker requirements, and such other conditions as the building department determines are necessary to eliminate any hazard which might result from the use of such power. The building department may revoke any such temporary power permit for violation of any provision or condition contained therein, or for any practice in the use of such power which causes a fire or safety hazard, by posting written notice of revocation of such permit in a conspicuous place on such building or structure.

15.04.070 Utility company connections. It is unlawful for any person or utility company to supply electric power to any building or structure for which a building permit is required by

this chapter prior to the final inspection and approval thereof by the building department unless a temporary power permit has been issued therefor, or to continue supplying electric power to such building or structure after such temporary power permit has expired, or after receipt of a written notice of revocation of such permit.

15.04.080 Emergency repairs. Where emergency repair work for which a permit is required by this chapter is made necessary by storm, flood, fire, explosion, earthquake or similar calamity, such work may be done without first obtaining the required permit therefor, providing an application for such permit is filed with the building department before five p.m. of the next business day following the commencement of such work. In such case, the permit requirements of this chapter shall not be deemed to have been violated, and the fee for such permit shall not be doubled.”

SECTION III. Chapter 15.08 of Title 15 of the Amador County Code is deleted in its entirety.

SECTION IV. Chapter 15.12 of Title 15 of the Amador County Code is deleted in its entirety.

SECTION V. In all other respects, the Amador County Code shall remain in full force and effect.


SECTION VI. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code §25124 and shall become effective thirty (30) days after the date of adoption.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 5th day of November, 2002 by the following vote:

AYES: Richard P. Vinson, Louis D. Boitano, Rich F. Escamilla, Richard M. Forster, and Mario Biagi

NOES: None

ABSENT: None


Chairman, Board of Supervisors