AN ORDINANCE AMENDING CHAPTER 6.3 OF THE SOLANO COUNTY CODE INCLUDING ADOPTING REVISED BUILDING, ELECTRICAL, MECHANICAL AND OTHER ASSOCIATED BUILDING CODES ENTITLED PERMITS - - UNIFORM CODES OF CHAPTER 6.3 OF THE SOLANO COUNTY CODE

WHEREAS, the Housing Community Development Commission of the State of California has adopted the 1994 Uniform Codes pursuant to Sections 17922 and 18938 of the California State Health and Safety Code.

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 necessary because of local conditions.

THE Board of Supervisors of the County of Solano, State of California, does ordain as follows:

SECTION I
Chapter 6.3 of the Solano County Code, entitled "Building and Mechanical," "Electricity," "Plumbing," are hereby amended as follows:

CHAPTER 6.3.
Permits - - Uniform Codes

Sections changed:
6.3 - 02 Definitions
6.3 - 03 Uniform Codes Adopted
6.3 - 04 Copies of Adopted Codes
6.3 - 14 Building Permits--Term--Retention of plans
6.3 - 15 Building Permits--Fee's
6.3 - 18 Building Code Section 108 Amended--Final Inspection
6.3 - 19 Building Code Sections 1504, 2320 and Appendix Section 1517 amended--Roofing
6.3 - 20 Building Code--Section 106 amended--Satellite Dish Antennas
6.3 - 21 Building Code Section 107 amended--Standard Plans

6.3 - 02 Definitions. Whenever any of the following names and terms are 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," Any room which can be used for sleeping purposes, will be considered as a bedroom.

B. "Board of Appeals," Housing Advisory, Code Advisory or appeals board, shall mean the five person, supervisor appointed, Board of Appeals.

C. "Building Official," "Plumbing Official," "Chief," "Electrical Inspector," Fire Official, Fire Marshall, "Administrative Authority," and similar references to a chief administrative position shall mean the Building Official of the County of Solano County provided, however, that: (1) 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;

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

E. "Conventional Sewage Disposal System" or "Conventional System" means a sewage disposal system of traditional design consisting of an anaerobic septic tank discharging into a subsurface leach field of standard depth, dimension, and construction as described in this chapter.

F. "Fire Official," "Fire Marshall," "Fire Inspector," or similar reference to a County Fire Official, charged with enforcing the Uniform Fire Code, as adopted herein, shall mean the Building Official of Solano County.

Section 6.3 - 03: Uniform Codes Adopted.

Subject to the modifications and amendments contained in this chapter, the following primary and secondary codes are hereby adopted and incorporated into the Codes of Solano County by reference and as having the same legal effect as if their respective contents were set forth herein and which may be amended and/or corrected from time to time:

A. THE UNIFORM BUILDING CODE, 1994 Edition, together with the appendices thereto as adopted by the International Conference of Building Officials, and state amendments, is hereby adopted by reference as the Building Code of the County of Solano.


C. THE UNIFORM PLUMBING CODE, 1994 Edition, together with the Appendices thereto, and state amendments as adopted by the International Association of Plumbing and Mechanical Officials in association with the International Conference of Building Officials is hereby adopted by reference as the Plumbing Code of the County of Solano.

E. THE UNIFORM MECHANICAL CODE, 1994 Edition, together with the Appendices thereto, as adopted by the International Association of Plumbing and Mechanical Officials, and state amendments is hereby adopted by reference as the Mechanical Code of the County of Solano.


H. THE UNIFORM BUILDING CODE STANDARDS, 1994 Edition, together with Appendices thereto, as adopted by reference as the Building Standards of the County of Solano.

I. THE UNIFORM FIRE CODE, 1994 Edition, as adopted by the International Conference of Building Officials and the Western Fire Chief's Association, including the Appendices, is hereby adopted by reference as the Fire Code of the County of Solano.


6.3 - 04 Copies of Adopted Codes. The Environmental Management Department of the County shall maintain on file copies of the codes referred to in this chapter.

6.3 - 14 Building permit--Term--Retention of plans

A. The permits for occupancy groups A, B, E, F, H, M, I, S and R-1 will expire twelve months after issuance. The permit records, or microfilm 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 the 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 latter.

6.3 - 15 Building permit--Fee's. Building permit fees shall be prescribed in section 304 of the Uniform Administrative Code, 1994 edition, except buildings shall be valued per the Building Valuation Data (Modifier one 100 percent) as listed in the Building
Standards Magazine and changes adopted by administrative policy.

6.3 - 18 Building Code Section 108 Amended--Final Inspection

Final Inspection: To be made after final grading and the building is completed and ready for occupancy. This shall mean 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.

6.3 - 19 Building Code Section 1504, 2320 and Appendix Section 1517 amended--Roofing. Sections 1504, 2320 and appendix section 1517 of the uniform building code are amended as follows:

UBC Sec 2320 All roof material applied as exterior wall coverings shall have a fire rating of class "B" or better, treated in accordance with UBC Standard 32-7.

UBC Sec. 1504 All materials applied as roof covering shall have a fire rating of class "B" or better, treated in accordance with UBC Standard 32-7.

UBC Appendix Sec. 1517 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 15-2, when 50 percent or more of the existing roof is replaced.


Section 106 of the Uniform Building Code is amended as follows:

Satellite dish antennas are exempt from a building permit, except when attached to a structure or mounted more than fifteen feet above ground level.


The following is added to Section 107 of the Uniform Building Code:

Standard Plans: The Building Official may approve a set of plans for a building or structure as a "standard plan," 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.

When it is desired to use an 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 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. 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 and 107 respectively.

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.
On motion of Supervisor Carroll and the second of Supervisor Gojkovich, the foregoing Ordinance was adopted at a regular meeting of said Board on the 13th day of February 1996, by the following vote:

AYES: SUPERVISORS: Carroll, Gojkovich, Kondylis, Schlenker and Chairman Thomson

NOES: SUPERVISORS: None

ABSTAINED: SUPERVISORS: None

ABSENT: SUPERVISORS: None

WITNESS my hand and the Seal of said Board this 13th day of February, 1996.

LINDA TERRA, Clerk of the Board of Supervisors

By Linda Terra