ORDINANCE NO. 287

AN ORDINANCE AMENDING ORDINANCE NO. 262 OF THE COUNTY OF SOLANO REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDING AND/OR STRUCTURES IN THE UNINCORPORATED AREA OF THE COUNTY OF SOLANO; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING CONFLICTING ORDINANCES

THE BOARD OF SUPERVISORS OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. That the code of rules and regulations known and designated as the "Uniform Building Code", 1946 Edition, prepared and published January 1st, 1946, by the Pacific Coast Building Officials Conference, for the unincorporated territory of the County of Solano, regulating the erection, construction, enlargement, alteration, repair, moving, use, height, area and maintenance of all buildings and/or structures in the unincorporated territory of the County of Solano, and providing for the issuance of permits and the collection of fees therefor except buildings and/or structures, upon agricultural property in units of five (5) acres or more when exterior walls of such buildings and/or structures are located at least (50) feet from any property line, and when any such buildings and/or structures are erected to be used only on the unit of land wherein the same are situated, for the purpose of agricultural operations on such unit only, or for the occupancy of persons working and employed on such unit only, defining terms, providing penalties for its violation, and repealing conflicting ordinances, printed in book form and filed in the office of the County Clerk of the County of Solano on the 7th day of October, 1946, IS HEREBY ADOPTED, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Building Ordinance of the County of Solano.

SECTION 2. That wherever any of the following names or terms are used in said Uniform Building Code each such name or term shall be deemed and construed to have the meaning ascribed to it in this section as follows, to-wit:

a. "City of ...." shall mean the County of Solano or the unincorporated territory of the County of Solano, as the text may require.

b. "City Council" and "Mayor" shall mean the Board of Supervisors of the County of Solano.

c. "Building Inspector" shall mean the County Inspector.

SECTION 3. Paragraph "a" of Section 202 of said Uniform Building Code is hereby deleted.

SECTION 4. Section 204 of said Uniform Building Code is hereby revised to read as follows:

In order to determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and is hereby created a Board of Examiners and Appeals, consisting of five members, who are qualified by experience and training to pass upon matters pertaining to building construction. The County Inspector shall be an ex officio member and shall act as Secretary to the Board. The Board of Examiners and Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the County Inspector with a duplicate copy to the appellant and may recommend to the Board of Super-
visor any such new legislation as is consistent therewith.

The Board of Examiners and Appeals may interpret the provisions of this Code to cover a special case, if it appears that the provisions of this Code do not definitely cover the point raised or that a manifest injustice might be done, provided that every such decision shall be by unanimous vote of the Board of Examiners and Appeals. Decisions as to the use of alternate materials and types of construction shall be by majority vote and if not permitted by this Code shall become effective only when authorized by an amendment to this Code.

SECTION 5. Buildings of Group 1 occupancy which are not more than 1000 square feet in area and which are located in mountain territories and are known as summer cabins or dwellings, may be constructed with concrete pier foundations and with exterior walls one inch (1") board and batten construction. In all other provisions, however, buildings and/or structures in above mentioned territories shall comply with the provisions of this Code.

SECTION 6. Section 4710 (a) Chapter 47, Page 252 of the Uniform Building Code, 1946 Edition, add paragraph to read as follows, to-wit:

Stucco may be applied with or without sheathing or similar backing on one story dwellings of not more than fifteen hundred (1500) square feet of floor area.

SECTION 7. Section 803, Chapter 8, Page 43 of said Uniform Building Code to be deleted and the same hereby amended by substituting the following, to-wit:

All Group C occupancies shall front directly upon at least one public street not less than twenty feet (20') in width, in which front shall be located the main entrance and exit of such building or such building may be connected to such street by an entrance passageway as specified in Section 604 (a);

All exterior walls or parts of walls except on street fronts of Group D occupancies which are less than five (5') feet from adjacent property lines shall have no openings therein, shall be of not less than one-hour fire-resistive construction as specified in Chapter 43 and shall be constructed as set forth in Parts V, VI and VII of this Code.

SECTION 8. Section 903, Chapter 9, Page 47 of said Uniform Building Code to be deleted and the same hereby amended by substituting the following, to-wit:

All exterior walls or parts of walls except on street fronts, of Group D occupancies, which are less than five feet (5') from adjacent property lines shall have no openings therein, shall be of not less than one-hour fire resistive construction as specified in Chapter 43 and shall be constructed as set forth in Parts V, VI and VII of this Code.

SECTION 9. Section 1003, Chapter 10, Page 49 of said Uniform Building Code to be deleted and the same hereby amended by substituting the following, to-wit:

All exterior walls or parts of walls except on street fronts, of Group E occupancies, which are less than five feet (5') from adjacent property lines shall have no openings therein, shall be of not less than one-hour fire resistive construction as specified in Chapter 43 and shall be constructed as set forth in Parts V, VI and VII of this Code.

SECTION 10. Section 1103, Chapter 11, Page 52 of said Uniform Building Code to be deleted and the same hereby amended by substituting the following, to-wit:

All exterior walls or parts of walls except on street fronts, of Group F occupancies, which are less than five feet (5') from adjacent property lines shall have no openings therein, shall be of not less than one-hour fire resistive construction as specified in Chapter 43 and shall be constructed as set forth in Parts V, VI and VII of this Code.
SECTION 11. Section 1203, Chapter 12, Page 54 of said Uniform Building Code to be deleted and the same hereby amended by substituting the following to-wit:

All exterior walls or parts of walls except on street fronts, of Group C occupancies, which are less than five feet (5') from adjacent property lines shall have no openings therein, shall be of not less than one-hour fire resistive construction as specified in Chapter 43 and shall be constructed as set forth in Parts V, VI and VII of this Code.

CHAPTER 12. Section 1303, Chapter 13, Page 56 of said Uniform Building Code to be deleted and the same hereby amended by substituting the following, to-wit:

All exterior walls or parts of walls except on street fronts, of Group H occupancies, which are less than five feet (5') from adjacent property lines shall have no openings therein, shall be of not less than one-hour fire resistive construction as specified in Chapter 43 and shall be constructed as set forth in Parts V, VI and VII of this Code.

SECTION 13. Chapter 16 to be repealed.

SECTION 14. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, remove or demolish, convert, equip, use or occupy or maintain any building or structure or any portion thereof in the unincorporated territory of said County, contrary to, or in violation of, any provision of said code as hereby or hereinafter amended or to cause, permit or suffer the same to be done.

Any person, firm or corporation violating, or causing or permitting to be violated, any of the provisions of said code, as so amended, shall be deemed guilty of a misdemeanor, and each such person, firm or corporation shall be deemed guilty of a separate offense for each and every day, or portion thereof, during which any violation of any such provision of said code is committed, continued or permitted, and upon conviction thereof shall be punishable by a fine of not more than Five Hundred Dollars ($500.00) or by imprisonment in the County Jail, for not more than six months (6), or by both such fine and imprisonment.

SECTION 15. If any section, sub-section, sentence, clause and/or phrase of this ordinance is, for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of the County of Solano hereby declares that it would have passed this ordinance, and each section, sub-section, clause or phrase thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses and/or phrases be declared unconstitutional.

SECTION 16. This ordinance shall be published once on or before the eighth day from and after its passage, in the Dixon Tribune, a newspaper of general circulation, printed, published and circulated in the County of Solano, and shall take effect and be in full force and effect from and after thirty (30) days after its passage.

ATTTEST:
Lewis Morrill
County Clerk and ex officio
Clerk of said Board

I, LEWIS MORRILL, County Clerk of the County of Solano, State of California, and ex-officio Clerk of the Board of Supervisors of said County, hereby certify that the above and foregoing ordinance was regularly introduced, passed and adopted at a regular session of said Board held on the 7th day of October 1946, by the following vote:

AYES: Supervisors Bell, Brown, Rule, Schmeiser and O'Grady.
NOES: None.
ABSENT: None.
WITNESS my hand and the Seal of said Board this 7th day of October 1946.

Lewis Morrill
Clerk