ORDINANCE NO. 884


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

SECTION I

Sections 6-1 through 6-5 of Article I of Chapter 6 of the Solano County Code, are amended to read as follows:

ARTICLE I. Building and Mechanical Codes

Section 6-1. Adopted, where filed

That the code of rules and regulations known and designated as the "Uniform Building Code 1973 Edition", and the "Uniform Building Standards 1973 Edition", published and copyrighted by the International Conference of Building Officials and printed in book form, and the "Uniform Mechanical Code 1973 Edition", published and copyrighted by the International Association of Plumbing and Mechanical Officials and by the International Conference of Building Officials and printed in book form, three copies of each of which are on file in the office of the County Clerk, are hereby adopted for the unincorporated territory of the County of Solano, and by reference incorporated herein as is fully set forth except as hereinafter otherwise provided, as the Building and Mechanical Ordinance of the County of Solano. This Ordinance shall regulate the erection, construction, enlargement, alteration, repair, heating, cooling, ventilation, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all building and/or structures in said unincorporated territory of the County of Solano, and provide for the issuance of permits and the collection of fees therefor, except purely agricultural non-residential buildings and/or structures used exclusively for the storage and/or housing of livestock, poultry, and accessory buildings upon agricultural property in units of five (5) acres or more when exterior walls of such buildings and/or structures are located at least sixty (60) 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 sole purpose of conducting agricultural operations on such unit only when no human habitation is involved, (define terms; provide penalties for violation thereof; and repeal conflicting Ordinances.)
Section 6-2. Definitions.

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

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

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

"Building Official" shall mean the County Zoning-Building Inspector.

"Building Permit" shall mean Zoning-Building Permit (as defined in Chapter 28-26 of the Solano County Code).

Section 6-3. Revisions, additions and deletions.

(a) Section 204 of said Uniform Building Code is hereby amended 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, the Solano County Planning Commission is hereby designated as a Board of Examiners and Appeals.

Any person, firm or corporation aggrieved or affected by any determination in the administration of this Ordinance may file an appeal in writing with the Board of Examiners and Appeals.

The County Zoning-Building Inspector shall conduct an investigation and render a written report to the Secretary of the Planning Commission, who, at a regular meeting of the Planning Commission, shall submit such pertinent information to the Planning Commission as the Commission may require to render its decisions and findings. The Planning Commission shall render all decisions and findings in writing to the Secretary of the Planning Commission with a duplicate copy to the appellant and may recommend to the Board of Supervisors such new legislation as is consistent therewith. In case the appellant does not concur in the decisions or findings of the Planning Commission, the appellant may make an appeal in writing not later than ten (10) days after official notification of the Planning Commission's action, by addressing a letter to the Board of Supervisors of Solano County with a copy of the appeal to the Solano County Planning Commission. The Board of Supervisors shall hear the appeal not later than thirty (30) days from the time of receipt of the same. The Solano County Planning Commission shall be notified in writing of the day set by the Board of Supervisors to hear the appeal."
(b) Chapter 16 of said Uniform Building Code titled "Requirements based on location in fire zones", to be deleted and the same hereby amended by substituting the following, to wit:

"The unincorporated area of Solano County defined by the California Division of Forestry as Zone I, shall be known as Fire Zone 2; the balance of the unincorporated area of Solano County shall be known as Fire Zone 3, as designated and shown in figure 1 immediately below."
(c) No person shall hereafter erect, construct, enlarge, or add to any cabin, house, hotel, or other building or structure in, upon, or adjoining any mountainous or forest-covered land, or land covered with flammable growth (Fire Zone 2), unless such building is provided with a fire-retardant roof covering as specified in Section 3202 (e) of the Uniform Building Code.

Section 6-4. Permit not to be issued for moving buildings constructed for temporary wartime housing

No permit shall be issued pursuant to this section to move to any location or re-establish in any location within the unincorporated area of Solano County, any building or portion of a building, or other structure constructed by the United States of America, or any agency thereof, if such building or structure was originally constructed or intended as temporary wartime housing or for use by either civilian or military personnel, in connection with any temporary housing project.

Section 6-5. Violations

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, remove, or demolish, convert, equip, use, occupy, or maintain any building and/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 herinafter amended or to cause, permit, or suffer the same to be done. Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating or causing or permitting the violation of any of the provisions of this Ordinance, shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine of not more than five hundred dollars ($500) or by imprisonment in the county jail of said county for a term not exceeding six (6) months, or by both fine and imprisonment. Such persons, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this Ordinance is committed, continued, or permitted by such person, firm or corporation, and shall be punished as herein provided.

Section II

If any section, subsection, sentence, clause and/or phrase of this Ordinance or the material incorporated by reference herein under Section I is, for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or the material incorporated herein under Section I. The Board of Supervisors of the County of Solano hereby
declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional.

Section III

This Ordinance shall be published once before the expiration of fifteen (15) days after its passage in the Vallejo Times Herald, a newspaper published in said County of Solano, and shall be in full force and effect on and after thirty (30) days after its passage.

Chairman of the Board of Supervisors of the County of Solano, State of California

ATTEST: NEIL CRAWFORD
County Clerk and Ex-Officio Clerk
of said Board of Supervisors

By

Deputy Clerk

I, NEIL CRAWFORD, County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Solano, State of California, do hereby certify that the above and foregoing ordinance was introduced at a regular meeting thereof held on __________, 1974 and passed and adopted at a regular meeting of said Board on __________, 1974.

AYES: Supervisors: ________________

NOES: Supervisors: ________________

ABSENT: Supervisors: ________________

WITNESS my hand and Official seal as such Clerk this __________ day of __________, 1974.

NEIL CRAWFORD, County Clerk

By

Deputy Clerk