

Title 7

BUILDING REGULATIONS

Chapters:

- 1. California Codes and Local Amendments
Thereeto**
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Chapter 1

CALIFORNIA CODES AND LOCAL AMENDMENTS THERETO*

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* Sections 7-1.01 through 7-1.18, codified from Ordinance No. 611, as amended by Ordinance Nos. 640, effective December 9, 1970, 699, effective February 13, 1974, and 745, effective February 25, 1976, amended in their entirety by Ordinance No. 800, effective June 22, 1978. Sections 7-1.01 through 7-1.20, as added by said Ordinance No. 800, as amended by Ordinance Nos. 826, effective March 8, 1979, and 956, effective September 8, 1983, repealed by Ordinance No. 998, effective February 1, 1985. Chapter 1, codified from Ordinance No. 998 amended in its entirety by Ordinance No. 1164, effective November 4, 1993. Chapter 1, consisting of Sections 7-1.01 through 7-1.07, codified from Ordinance No. 1164, amended in its entirety by Ordinance No. 1185, effective January 1, 1996.

Sec. 7-1.00. Purpose and Authority.

The purpose of this Chapter is to adopt by reference the various published codes listed in Section 7-1.02, below, subject to the definitions, clarifications, and the amendments set forth herein. This Title of the Yolo County Code shall be the exclusive source of regulations for all new construction and any alterations, repairs, relocations, demolitions, or reconstruction of any building or any portion thereof including any electrical, mechanical, gas, plumbing, or fire protection equipment installed on any property or used on or within any building. (§2, Ord. 1366, eff. Jan. 12, 2008)

Sec. 7-1.01. Conflicts with other rules, laws, etc.

In the event of any conflict between this Code and any law, rule or regulation of the State, that requirement which establishes the higher standard of safety shall govern. Failure to comply with such standards of safety shall be a violation of this Code. (§ 3 Ord. 1185, eff. January 1, 1996)

Sec. 7-1.02. Adoption of Codes.

The following publications including the specified appendices thereto, are hereby adopted by reference and incorporated in this Code, including the amendments made thereto in this chapter.

(a) The 2007 edition of the California Building Code, incorporating the 2006 edition of the International Building Code including Appendix Chapters 1-Administration, C-Group U Agricultural Buildings, H-Signs, I-Patio Covers, J-Grading, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 2 of the California Code of Regulations.

(b) The 2007 edition of the California Historical Building Code including Appendix Chapter A, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 8 of the California Code of Regulations.

(c) The 2007 edition of the California Existing Building Code including Appendix Chapter A-1, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 10 of the California Code of Regulations.

(d) The 2007 edition of the California Mechanical Code, incorporating the 2006 edition of the Uniform Mechanical Code including Appendix Chapter 1 Administration, A, B, C, and D, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 4 of the California Code of Regulations.

(e) The 2007 edition of the California Plumbing Code, incorporating the 2006 edition of the Uniform Plumbing Code including Appendix Chapter 1 Administration, A, B, D, E, G, I, K, and L, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 5 of the California Code of Regulations.

(f) The 2007 edition of the California Electrical Code, incorporating the 2005 edition of the National Electrical Code including all Annex Chapters except for sections 80.14 (a)-(h) and 80.27 of Annex G, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 3 of the California Code of Regulations.

(g) The 2007 edition of the California Fire Code, incorporating the 2006 edition of the International Fire Code including Appendix Chapters 1, 4, B, C, H, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 9 of the California Code of Regulations.

(h) The 2007 edition of the California Administrative Code, including Appendix Chapters, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 1 of the California Code of Regulations.

(i) The 2007 edition of the California Energy Code, including Appendix Chapters, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 6 of the California Code of Regulations.

(j) The 2007 edition of the California Reference Standards, including Appendix Chapters, as published by the International Code Council, and as adopted by the California Building Standards Commission in Title 24, part 12 of the California Code of Regulations.

(k) The 1997 edition of the Uniform Administrative Code, as published by the International Conference of Building Officials.

(l) The 1997 edition of the Uniform Housing Code, as published by the International Conference of Building Officials, including only Chapter 4 (Definitions), Chapter 5 (Occupancy), and two sections of Chapter 7, 701.2 (Electrical) and 701.3 (Ventilation), as adopted by Housing and Community Development in Title 25 of the California Code of Regulations.

(m) The 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings, as published by the International Conference of Building Officials. (§ 3, Ord. 1185, eff. January 1, 1996; as amended by §3, Ord. 1236, eff. July 1, 1999; and § 3, Ord. 1290, eff. November 1, 2002, as amended by §2, Ord. 1366, eff. Jan. 10, 2008)

Sec. 7-1.03. Amendments to the Uniform Administrative Code.

(a) Subsection 301.2.1 of the Uniform Administrative Code is hereby amended to read as follows:

301.2.1 Building permits. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.5 mm).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless

supporting a surcharge or impounding Class I, II or IIIA liquids.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18925L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work in Group R-3 occupancy.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610mm) deep, do not exceed 5,000 gallons (18925L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one-and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. An agricultural building that satisfies the conditions set forth in Subsection 301.2.1.2 as determined by the Building Official based upon an application for exemption filed in accordance with Subsection 301.2.1.3.

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items. (Amended by §2, Ord. 1366, eff. Jan. 10, 2008)

301.2.1.2 Agricultural Buildings. A building permit shall not be required for an agricultural building that satisfies all of the following conditions:

1. The proposed building is an agricultural building as defined in the California Building Code Sec. 202, which provides as follows:

Agricultural Building is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation nor a place of employment where agricultural products are processed, treated, or packaged; nor shall it be a place used by the public.

2. The Director of Planning and Public Works or designee determines that the proposed building is located in an A-1, an A-P, or an AGI Zone and its use and location comply with all the regulations of Chapter 2 of Title 8 of the Yolo County Code, the Zoning Regulations of the County, including but not limited to, the provisions for setbacks and site plan approvals, comply with the provisions for setbacks contained in the California Building Code, and also comply with all other applicable state and federal laws.

3. The proposed building is constructed in accordance with the standards of Title 7 of the Yolo County Code, which concerns building regulations.

4. No water or electricity shall be provided to the interior of the proposed building other than electricity for lighting and ventilation, water for livestock, and such other limited purposes as are reasonably necessary for the permitted uses of the building. No mechanical permit will be allowed.

5. All necessary plumbing and/or electrical permits have been issued.

6. The Fire Chief of the local fire district has determined in writing that the proposed building complies with the provisions of the Uniform Fire Code as adopted by the County, including but not limited to, those concerning fire department access and water supply, and that the location of the proposed building as set forth in the site plan complies with any reasonable conditions required to attain compliance, including, but not limited to, reasonable conditions imposed because of limitations in water supply. Determinations by the Fire Chief shall be subject to review by the Board of Appeals.

7. The Director of Planning and Public Works or designee determines that the proposed building complies with the provisions of Chapter 3 of Title 8 of this Code, which Damage Protection.

8. The Director of Environmental Health or designee has determined that the proposed building complies with all laws enforced by the Environmental Health Department of the County, including but not limited to, the provisions of Title 6 of this Code, which concern Sanitation and Health, including but not limited to, water quality.

9. The proposed building shall be no closer than 60 feet from the boundary of a parcel of land that is not zoned for agricultural uses. (Amended by §2, Ord. 1366, eff. Jan. 10, 2008)

301.2.1.3 Application for Exemption. An agricultural building shall be exempt from the requirement of a building permit only if:

1. The property owner or authorized agent files a written application with the Building Official;

2. The application is accompanied by a scaled plot plan indicating the proposed

building(s) and all existing buildings on the subject parcel showing the size and location of each on the property, and also showing all property lines, wells, septic systems, easements; power and telephone equipment, fuel storage tanks, drainage, private drives, access to public roads, and any other features contributing to the risk or spread of fire,

3. If the proposed building is located within a 100-year flood zone as designated by FEMA, the application shall be accompanied by either:

(a) An Elevation Certificate prepared by a licensed engineer or surveyor indicating that the minimum floor elevation is one foot above the Base Flood Elevation, or

(b) A minor variance approved by the Director of Planning and Public Works, and

(c) The application shall be accompanied by the written agreement of the owner,

i. Agreeing to use the building only as an agricultural building as defined above,

ii. Agreeing to construct the building in accordance with the standards prescribed by Chapter 1 of Title 7 of the Yolo County Code,

iii. Acknowledging that the exemption from the building permit requirement exists only so long as the proposed building is used as an agricultural building as defined above,

iv. Agreeing that a full fee building permit application, plan check, review and inspection process conducted by the County will be required if the proposed building is used for any purpose not included within the definition of an agricultural building as set forth above,

v. Agreeing to indemnify the County and its officers, employees, and agents from any loss arising from granting the exemption from the building permit requirement, and

vi. Agreeing to bind successors in interest. (Amended by §2, Ord. 1366, eff. Jan. 10, 2008).

(b) Section 304.1 of the Uniform Administrative Code is amended to read as follows:

304.1 General. The Board of Supervisors is hereby authorized to set and amend all fees prescribed by this Code. Said fees shall be based on Table 1-A of the 2001 California Building Code, and may be adjusted periodically by the Board of Supervisors to ensure the full recovery of County costs relating to building permits and inspections.

Permit fees and any required plan checks are based upon the value of the project. Electrical, plumbing and mechanical fees are based on a percentage of the building permit fee.

The determination of value or valuation shall be made by the Chief Building Official. The Chief Building Official shall maintain the current fee schedule, and shall make it available for public review upon request. (§ 3, Ord. 1185, eff. January 1, 1996 as amended by §4, Ord. 1236, eff. July 1, 1999; and §1, Ord. 1243, eff. November 18, 1999, as amended by §2, Ord. 1366, eff. Jan. 10, 2008, as amended by §2, Ord. 1385, eff. July 2, 2009)

Sec. 7-1.04. Amendments to the California Building Code.

(a) Liability of County. This title shall not be construed to impose on the county any liability or responsibility for damage resulting from defective building, plumbing, mechanical or electrical work; nor shall the county, or any official or employee of the county, be held to assume this liability or responsibility because of the inspection authorized under this title. The issuance of a building permit under this title shall not be construed as a determination by the county that the permittee has legally sufficient proprietary rights to perform the work on the property for which the permit has been issued nor shall it be construed as permission or license to enter on, occupy or otherwise utilize private or noncounty property without the express consent of the owner or agent in possession thereof. (§2, Ord. 1366, eff. Jan. 10, 2008)

(b) Section 1910.1 of the California Building Code is hereby amended to read as follows:

1910.1 The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3.5 inches. The Chief Building Official may require the concrete floors to be reinforced with 6 x 6 - W1.4 x W1.4 (6 inch by 6 inch/No. 10- 10) wire mesh or steel reinforcement and/or 4" thickness of 3/8" minimum gravel under concrete slab and/or a plastic layer when soil conditions warrant such reinforcement.

(c) Section 2310.4.1 is hereby added to the California Building Code to read as follows:

2310.4.1 Shingles or Shakes. Pressure treated wood shingles or shakes meeting the minimum requirements for roof covering as specified in Chapter 15 of the California Building Code may be used for exterior wall covering.

(d) Section 903.3 is hereby added to the California Building Code to read as follows:

903.3 Inspection and Testing. The owner of every building which has an automatic fire extinguishing system shall maintain an approved regular and periodic inspection and testing program in accordance with such plan and by such agency and shall be approved by the Chief of the fire district with jurisdiction over the subject building. The Chief shall be given notice in advance of, and shall act as coordinator for, all box and circuit tests. The Chief shall be notified immediately by the building owner or his agent of a malfunction of the building system equipment or circuits or at any time when repair or maintenance is to be performed on any part of the fire alarm circuit or equipment.

(e) Section 903.3 of the California Building Code is amended to read as follows:

903.3 Standards. Fire-extinguishing systems shall comply with U.B.C. standards Nos. 9-1 and 9-2.

Exceptions: 1. Automatic fire-extinguishing systems not covered by U.B.C. Standard No. 9-1 or 9-2 shall be approved and installed in accordance with approved standards. 2. Automatic sprinkler systems may be connected to the domestic water-supply main when approved by the Chief Building Official and Fire Chief of the district with jurisdiction over the subject building, and provided the domestic water supply is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements. In such case, the sprinkler system connection shall be made between the public water main or meter and the building shutoff valve, and there shall not be intervening valves or connections. The fire department connection may be omitted when approved by the Fire Chief of the district with jurisdiction over the subject building. 3. Automatic sprinkler systems in Group R Occupancies four stories or less may be in accordance with U.B.C. Standard No. 9-3.

(f) Section 903 of the California Building Code is amended to read as follows:

903.3 The installation of an automatic sprinkler system shall not apply to:

- (1) Detached Group U Occupancies;
- (2) Horse riding arenas where seating does not exceed 49 people; and
- (3) Group R3 Occupancies previously installed under a permit issued in Yolo County.

Section 903.2.1.1, 903.2.1.2 #1, 2, and 3, 903.2.1.3 #1, 2, 3 and exception, 903.2.1.4 #1, 2, 3 and exception, 903.2.2 #1, 2, and 3, 903.2.3

#1, 2, and 3, 903.2.8 #1, 2, and 3, 903.2.8.1, and 903.2.9 and exception of the California Building Code are hereby amended to read as follows:

1. Group R3 Occupancies shall have automatic sprinkler systems installed in accordance with NFPA Standard 13D and local requirements. Where NFPA Standard 13D and the local standards conflict, the local standards shall prevail. Approved automatic sprinkler systems shall be provided in all other buildings when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with 903.3.1 through 903.3.7, NFPA Standard 13, and local requirements. Notwithstanding other provisions of this Code, this rule shall be applied to alterations, repairs, additions, and changes of occupancy to existing buildings as follows. Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

(A) Where there is no change of occupancy, alterations or repairs not increasing floor area, total height, or number of stories of an existing building may be made without making the entire building comply with this Chapter.

(B) Whenever, after January, 1996, the date of original adoption of this Section, an addition or the sum of additions made to an existing building or structure increases the floor area by 10% or height of the existing building beyond the limits allowed in this section, or increases the number of stories beyond two, the entire building or structure shall comply with this Chapter.

Exception: Group R, Division 3 Occupancies.

(C) No change shall be made in the character of occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this Chapter.

Exception: The character of the occupancy of existing buildings may be changed subject to the approval of the Chief Building Official and the Fire Chief of the district with jurisdiction over the subject building, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this Chapter or the Building Code or those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use. No change in the character of the occupancy of a building shall be made without Certificate of Occupancy, as required by this Code.

2. In every story or basement of all buildings when the floor area exceeds 1,500 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 store 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 firefighting 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 store 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 store. 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.

3. 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.

4. In rooms where nitrate film is stored or handled.

5. In protected combustible fiber storage vaults as defined in the Uniform Fire Code.

6. Throughout all buildings with a floor level with an occupant load of 30 or more that is located 55 feet or more above the lowest level of fire department vehicle access.

Exceptions: 1. Airport control towers. 2. Open parking structures. 3. Group F, Division 2 Occupancies.

(g) Section 903.2.7 of the California Building Code is amended to read as follows:

903.2.7 Group R1 Occupancy. An automatic sprinkler system shall be installed in all R1 Occupancies. Residential or quick response standard sprinklers shall be used in the dwelling units and guest room portions of all such occupancies.

(h) Section 3109 is hereby added to the Building Code to read as follows:

3109.2. A swimming pool, as defined in Section 3109.22 of the California Building code, shall be permanently walled or fenced so as to prevent uncontrolled access by children from a street or adjacent properties. The enclosure shall be in compliance with Section 3109.4.1 of the Uniform Building Code and shall be installed prior to filling with water.

Exceptions: 1. Hot tubs or spas with locking safety covers that comply with the American Society for Testing Materials-Emergency Performance specification (ASTM-ES 13-89). 2. On agriculturally zoned parcels greater than 30 acres, any person desiring an exemption from this enclosure requirement may file a written requested for such approval with the Chief Building Official. If, in the opinion of the Chief Building Official, the exemption is warranted due to the remote location or physical separation of adjoining parcels or residences, the Chief may approve the exemption.

(i) Section 3109.4.1.3 of the California Building Code is amended to read as follows:

3109.4.1.3. An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over. Horizontal members shall be spaced at least 48 inches apart. Chain link may be used provided that openings are not greater than 1 ¾ inches measured horizontally.

(j) Section 1515.1.1 is hereby added to the California Building Code to read as follows:

1515.1.1 Re-roofing means the replacement of twenty-five (25) percent or more of the existing roof area of a structure over any twelve (12) month period. (§ 3, Ord. 1185, eff. January 1, 1996; as amended by §5, Ord. 1236, eff. July 1, 1999, and §4, Ord. 1290, eff. November 1, 2002, as amended by §2, Ord. 1366, eff. Jan. 10, 2008)

Sec. 7-1.05. Amendments to the 2007 California Mechanical Code

(a) Sections 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 and Table 1-A of the Uniform Mechanical Code are repealed. (§ 3, Ord. 1185, eff. January 1, 1996; repealed by § 6, Ord. 1236, eff. July 1, 1999, as amended by §2, Ord. 1366, eff. Jan. 10, 2008)Appendix Chapter 1--Administration. The following sections of this Chapter are amended to read as follows:

(a)Section 115.1 (General). All fees required pursuant to this title shall be paid in the amount established set forth in the Schedule of Fees established by resolution of the Board of Supervisors. In the absence of a policy resolution of the Board of Supervisors, the Building Official may use more recent valuation data so published.

(b)Section 115.2 Permit Fees. All permit fees required pursuant to this title shall be paid in the amount set forth in the Schedule of Fees established by resolution of the Board of Supervisors. In the absence of a policy resolution of the Board of Supervisors, the Building Official may use more recent valuation data so published.

(c) Section 115.3 Plan Review Fees. When a plan or other data is required to be submitted by Section 113.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be determined and adopted by this jurisdiction. The plan review fees specified in subsection are separate fees from the permit fees specified in this section and are in addition to permit fees. When plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate set forth in the Schedule of Fees established by resolution of the Board of Supervisors.

(d) Section 115.6. The Building Official may authorize the refunding of not more than 80% of the permit paid when no work has been done under a permit in accordance with this code.

(e) Section 115.6.2. The Building Official may authorize the refunding of not more than 80% of the permit paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

(f) Section 116.6. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not completed or when required corrections have not been made. This provision is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirement of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or re-inspection. Re-inspection fees may be assessed when the approved plans and specification are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from the plans requiring the approval of the Authority Having Jurisdiction. To obtain re-inspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the re-inspection fee in accordance with the Schedule of Fees set forth and established by resolution of the Board of Supervisors. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have

been paid. (As amended by §2, Ord. 1366, eff. Jan. 10, 2008)

Sec. 7-1.06. Amendments to the 2007 California Plumbing Code.

(a) Sections 101.3, 101.5, 102, 103.1, 103.2, 103.3, 103.4, 103.5.4, 103.5.5, 103.5.6, 103.7, 103.8 and Table 1-1 of the Uniform Plumbing Code are repealed. (§ 3, Ord. 1185, eff. January 1, 1996 repealed by § 7, Ord. 1236, eff. July 1, 1999, as amended by §2, Ord. 1366, eff. Jan. 10, 2008)

Sec. 7-1.06. Amendments to the 2007 California Plumbing Code. The following sections of this Code are amended to read as follows:

(a) Section 103.4.1 Permit Fees: Permit Fees. All fees required pursuant to this title shall be paid in the amount set forth in the Schedule of Fees established by resolution of the Board of Supervisors.

(b) Section 103.4.2 Plan Review Fees: When a plan or other data is required to be submitted by Section 103.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for plumbing work shall be determined and adopted by this jurisdiction. The plan review fees specified in subsection are separate fees from the permit fees specified in this section and are in addition to permit fees. When plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate set forth in the Schedule of Fees established by resolution of the Board of Supervisors.

(c) Section 103.4.5.2: The Building Official may authorize the refunding of not more than 80% of the permit paid when no work has been done under a permit in accordance with this code.

(d) Section 103.5.6 Re-inspections: A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not completed or when required corrections have not been made. This provision is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirement of this code, but as controlling the practice of calling for inspections before the job is ready for inspection or re-inspection. Re-inspection fees may be assessed when the approved plans and specification are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or

for deviating from the plans requiring the approval of the Authority Having Jurisdiction. To obtain re-inspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the re-inspection fee in accordance with the Schedule of Fees set forth and established by resolution of the Board of Supervisors. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. (As amended by §2, Ord. 1366, eff. Jan. 10, 2008)

Sec. 7-1.07. NFPA 13D.

Any Reference in this Code to National Fire Protection Association (NFPA) Standard 13D shall refer to the 1997 Edition of said standard.

(a) Section 1-5.4 of NFPA 13D is amended to read as follows:

1-5.4. All systems shall be hydrostatically tested for leakage at not less than 200 psi pressure for thirty minutes.

(b) Section 2-3 of NFPA 13D is amended to read as follows:

2-3. A piping system serving both sprinkler and domestic needs shall be acceptable when all of the following conditions are met:

- (1) Adequate water supply is available to supply domestic water and sprinkler demand. A five (5) gallon per minute margin of safety shall be calculated into the sprinkler system demand. Domestic water wells shall be wired in accordance with local standards to provide for an uninterrupted power supply to the well.
- (2) Smoke detectors are provided in accordance with NFPA 72, *National Fire Alarm Code*.
- (3) All piping in the system conforms to piping specifications of this standard, and a minimum 1-1/2 inch supply is provided from the water supply to the main sprinkler control valve.
- (4) Approved by the Chief Building Official as meeting all applicable standards.

(c) Section 3-6 of NFPA 13D is amended to read as follows:

3-6. A local water flow alarm shall be provided on all sprinkler systems. The alarm device shall consist of a listed exterior horn/strobe combination with red box, clear lens, labeled with "Fire" and installed to be plainly visible from the street fronting the property. The alarm office and its location shall be subject to the approval of the Fire Chief of the district with jurisdiction over the

subject building. An approved interior alarm device shall be installed and interconnected with all smoke detectors to be clearly audible in all bedrooms over the background noise levels with all intervening doors closed.

(d) Section 4-6 of NFPA 13D is amended to read as follows:

4.6. Location of Sprinklers. Sprinklers shall be installed in all areas.

Exception 1. Sprinklers may be omitted from bathrooms not exceeding 55 square feet.

Exception 2. Sprinklers may be omitted from small closets where the least dimension does not exceed three (3) feet and the area does not exceed twenty-four (24) square feet, and walls and ceiling are surfaced with non-combustible or limited combustible materials. This exception does not apply to utility closets which contain heat or flame producing appliances, closets with attic access or bedroom clothes closets.

Exception 3. Sprinklers may be omitted from detached garages, open attached porches, carports, and similar structures.

Exception 4. Sprinklers may be omitted from attics, crawl spaces, and other concealed spaces that are not used or intended for living purposes or storage except a single pilot head is required at the attic peak.

(§ 3, Ord. 1185, eff. January 1, 1996; as amended by §8, Ord. 1236, eff. July 1, 1999; and § 6, Ord. 1290, eff. November 1, 2002)

Sec. 7-1.08. Amendments to the 1994 Uniform Code for the Abatement of Dangerous Buildings.

(a) Section 205 and Chapters 5, 6, 7, 8 and 9 of the Uniform Code for the Abatement of Dangerous Buildings are repealed.

(a) Subsection 401.2(5) is amended to read as follows:

401.2 (5). Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the building official, fire marshal or health officer to the Planning Commission, provided the appeal is made in writing and filed with the building official within 30 days from the date of service of such notice and order; and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

(b) Section 405 is amended to read as follows:

405.1 Hearings.

Upon receipt of a request for hearing, as set forth in Section 405.2 the building official shall set a time and date for the hearing and

notify the person requesting the hearing of the time, date and place.

(a) The hearing shall be held before the Planning Commission.

(b) At the time of the hearing, the Planning Commission shall receive testimony and evidence.

(c) The proceedings at the hearing shall be recorded as a part of the Planning Commission meeting;

(d) The Planning Commission or designated representative may inspect the premises involved in the hearing prior to, during or after the hearing, provided that:

(ii) If required by state or federal law, the hearing officer obtains the appropriate inspection warrant pursuant to Code of Civil Procedure Section 1822.51, et seq. or obtains the consent of the owner or occupant of the premises;

(iii) The parties are given an opportunity to be present during the inspection; and

(iv) The Planning Commission or designated representative shall state for the record during hearing, or file a written statement after the hearing for inclusion in the hearing record, upon completion of the inspection, the material facts observed and the conclusion drawn therefrom.

(e) After the hearing, the Planning Commission shall render a decision, in writing, upholding or denying the determination of a dangerous building, the written decision shall contain a deadline for abatement. The notice of decision shall be served on the person requesting the hearing by certified mail.

405.2 Appeal.

Any person entitled to a hearing under Section 405.1, or the Community Development Director, may appeal the decision of the Planning Commission to the Board of Supervisors.

(a) A failure to appeal shall be deemed a waiver of the right to appeal.

(b) Notice of appeal must be in writing and filed with the Clerk of the Board within fifteen days after the decision is rendered by the Planning Commission.

(c) Upon receipt of the notice of appeal, a hearing will be set before the Board of Supervisors and the appellant notified in writing of the time and date for hearing. This notice shall be sent to the appellant by certified mail, to the address given in the notice of appeal and the address of record if different.

(d) The Community Development Director or designated agent shall be notified of the appeal and shall transmit the records on the matter to the Board of Supervisors.

(e) The Board of Supervisors may affirm, reverse or modify the decision of the Planning Commission. If the decision is affirmed or affirmed and modified, the period for abatement as set forth in the decision of the Planning Commission, shall start as of the date of the board action.

(f) Any owner or occupier of premises having objection to the decision of the Board must bring an action in a court of competent jurisdiction within thirty days after the action by the board, otherwise, all objections will be deemed waived.

(g) Any appeal to the Board of Supervisors shall be accompanied by a fee in the amount which is necessary to recover the costs of processing the appeal. Such fee shall be established by resolution of the Board of Supervisors.

405.3 Extension of time to perform work.

Upon receipt of an application from the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal the notice and order.

405.4 Summary abatement.

(a) If a declared dangerous building is not completely abated by the owner of the property within the time prescribed, the Community Development Director or authorized agent may request from the Board of Supervisors the authority and funding to cause the dangerous building to be abated by county personnel or private contract. In furtherance of this section, the Community Development Director or agent is expressly authorized to enter upon the premises for the purpose of abating the dangerous building.

(b) Where required by state or federal law, a warrant shall be obtained prior to entry onto the premises for the purpose of abating the nuisance, unless written consent to enter is received from the owner or occupant of the premises or warrantless entry is otherwise permissible under state or federal law. Where a warrant is required, notice shall be given to the owner or occupant of the issuance of the warrant twenty-four hours prior the entry, unless the warrant provides otherwise.

405.5 Cost of abatement.

(a) The Community Development Director or agent shall keep an accounting of the costs and expenses of abating such dangerous building, and shall render a statement of such costs to the person or persons receiving the notice and order.

(b) Such person or persons receiving the notice and order shall be liable to the county for any and all costs and expenses to the county involved in abating the dangerous building.

(c) Costs and expenses as referred to in these sections shall include but are not limited to, any and all direct costs related to personnel salaries and benefits, operational overhead, fees for experts, consultants or contractors, legal costs or expenses including attorney fees, claims against the county arising as a consequence of the dangerous building and procedures associated with collecting moneys due hereunder.

405.6 Assessment of Costs-Lien against property.

The total cost of abating a dangerous building shall constitute a special assessment against the premises to which it relates, and upon recordation in the office of the county recorder of a notice of lien, shall constitute a lien on the property for the amount of such assessment.

(a) After such recordation, a copy of the lien may be turned over to the county auditor, who shall then enter the amount of the lien on the assessment rolls as a special assessment. Thereafter, said amount shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure under foreclosure and sale in case of delinquency as provided for ordinary municipal taxes.

(b) After such recordation, such lien may be foreclosed by judicial or other sale in the manner and means provided by law.

405.7 Alternative enforcement.

Nothing in chapter shall be deemed to prevent the County Counsel or District Attorney from commencing with any other available civil or criminal proceedings to abate a dangerous building under applicable provisions of state law as an alternative to the proceedings set forth in this chapter. (§ 3, Ord. 1185, eff. January 1, 1996)

Sec. 7-1.09. Amendments to the 2007 Fire Code. (§2, Ord. 1366, eff. Jan. 10, 2008)

Sec. 7-1.09. Amendments to the 2007 Fire Code. The following sections are amended to read as follows

(a) Section 104 of Appendix Chapter 1. Fire Marshal. The Fire Chief is authorized to assign a member of the fire department to exercise the powers and perform the duties of the Deputy Fire Prevention Engineer as set forth in the Uniform Fire Code. The Deputy Fire Prevention Engineer could also be known as Deputy Fire Marshal.

(b) Section 104.2 of Appendix Chapter 1. Authorization to Collect Fees for Plan Checking, Inspection and Permits. The County Board of Supervisors may, by resolution, establish a schedule of fees to be charged and collected for plan checking, inspection services performed and for required permits issued. A copy of the current fee schedule shall be made available for public review in the offices of the Planning and Public Works Department, the Clerk of the Board of Supervisors and the fire district with jurisdiction over the subject property.

(c) Section 110 of Appendix Chapter 1. Applicability. The requirements contained within this appendix shall apply to buildings that meet the definition of "Dangerous" as set forth in the Uniform Code for the Abatement of Dangerous Building, as determined by the Fire Chief of the district with jurisdiction over the subject building and Chief Building Official.

(d) Section 903.2.1.1. Approved automatic sprinkler systems shall be provided in all other buildings when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

Exception: The installation of an automatic sprinkler system shall not apply to the following: (1) Detached Group-U Occupancies; (2) Horse riding arenas where seating does not exceed 49 people; and (3) Group R-3 Occupancies previously installed under a permit in Yolo County.

(e) Section 903.2.1.2, # 1, 2, and 3. Approved automatic sprinkler systems shall be provided in all other buildings when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more

stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

(f) Section 903.2.1.3, # 1, 2, and 3 and exception. Approved automatic sprinkler systems shall be provided in all other when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

(g) Section 903.2.1.4, # 1, 2, and 3 and exception. Approved automatic sprinkler systems shall be provide in all other when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

(h) Section 903.2.2, # 1, 2, and 3; 903.2.3, # 1, 2, and 3; and 903.2.6, # 1, 2, and 3. Approved automatic sprinkler systems shall be provided in all other buildings when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

(i) Section 903.2.7, and exceptions 1 through 5. An automatic sprinkler system shall be installed throughout all buildings containing a Group R occupancy in accordance with Section 903.3.1 through 903.3.7, NFPA Standards 13D and local requirements. Where Section 903.3.1 through 903.3.7, NFPA Standard 13D, and the

local standards conflict, the local standards shall prevail.

(j) Section 903.2.8, # 1, 2, and 3. Approved automatic sprinkler systems shall be provided in all other buildings when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

(k) Section 903.2.8.1. Approved automatic sprinkler systems shall be provided in all other buildings when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.

(l) Section 903.2.9 and exception. Approved automatic sprinkler systems shall be provided in all other buildings when the total floor area of all floors is 5,000 square feet or more, or when the building is 25 feet or greater in height from grade or when the building is three or more stories regardless of height, an automatic sprinkler system shall be installed in accordance with Section 903.3.1 through 903.3.7, NFPA Standard 13 and local requirements.

Exception: Fire walls constructed in accordance with Section 705 may be used to separate buildings into areas 5,000 square feet or less.. (§ 3, Ord. 1185, eff. January 1, 1996; as amended by §9, Ord. 1236, eff. July 1, 1999; and § 9, Ord. 1290, eff. November 1, 2002, as amended by §2, Ord. 1366, eff. Jan. 10, 2008)

Sec. 7-1.10. Violations and penalties.

Any person violating provisions of this chapter or any code incorporated herein shall be deemed guilty of a misdemeanor and shall be punishable as set forth in Chapter 2 of Title 1 of the Yolo County Code. (§ 3, Ord. 1185, eff. January 1, 1996)

Sec. 7-1.11. Straw bale construction standards.

The use of straw bales shall be permitted in the construction of structures to the extent and subject to the standards set forth in Chapter 4.5 (commencing with Section 18944.30) of Part 2.5 of Division 13 of the California Health and Safety Code. (§ 2, Ord. 1187, eff. February 22, 1996)

CHAPTER 2. MANUFACTURED HOMES*

- * Sections 7-2.01 through 7-2.21, codified from Ordinance No. 606, as amended by Ordinance Nos. 643, effective December 9, 1970, 668, effective June 21, 1972, and 700 effective February 13, 1974, and Section 7-2.04.1, as added by said Ordinance No. 668, as amended by said Ordinance No. 700, repealed by Section 1, Ordinance No. 747, effective February 25, 1976. Sections 7-2.01 through 7-2.16, as added by said Ordinance No. 747, amended in their entirety by Ordinance No. 801, effective June 22, 1978. Chapter 2, codified from Ordinance No. 801, repealed in its entirety by Ordinance No. 1164, effective November 4, 1993, redesignated as Chapter 2, Manufactured Homes §2, Ord. 1366, eff. January 10, 2008).

Chapter 2

MANUFACTURED HOMES

Sections:

- 7-5.01 Adoption and purpose.**
- 7-5.02 Enforcement authority.**
- 7-5.03 Applications for permits: Fees for permits.**
- 7-5.04 Permits for installation of mobile homes.**
- 7-5.05 Reinspections.**
- 7-5.06 Certificates of occupancy.**
- 7-5.07 Violations: Penalties.**

Sec. 7-5.01. Adoption and purpose.

The purpose of this chapter is to appoint and designate the Building and Site Inspection Division of the Community Development Agency as the enforcement authority to enforce the provisions of Sections 18300, 18613, and 18614 of the Health and Safety Code of the State as amended by Chapter 803, Laws of 1975; Chapter 640, Laws of 1973; and Chapter 1273, Laws of 1975. (§ 1, Ord. 706, eff. July 1, 1974, as amended by § 1, Ord. 721, eff. April 14, 1975, § 1, Ord. 804, eff. June 22, 1978, § 4, Ord. 681.84, eff. November 26, 1981, § 1, Ord. 944, eff. January 6, 1983, and § 1, Ord. 1021, eff. October 31, 1985, as amended by §2, Ord. 1366, eff. January 10, 2008)

Sec. 7-5.02. Enforcement authority.

Pursuant to the provisions of Sections 18300, 18613, and 18614 of the Health and Safety Code of the State, as amended, the Building and Site Inspection Division of the Community Development Agency is designated as the enforcement authority to enforce all the laws and regulations of the State and the County applicable to or regulating the location, installation, emplacement, or setting up of all manufactured housing and/or mobile homes and any connection of such structures to any utility

service or device on any site or location, except within a mobile home park. (§ 1, Ord. 706, eff. July 1, 1974, as amended by § 1, Ord. 721, eff. April 14, 1975, § 2, Ord. 804, eff. June 22, 1978, § 4, Ord. 681.84, eff. November 26, 1981, § 2, Ord. 944, eff. January 6, 1983, and § 2, Ord. 1021, eff. October 31, 1985)

Sec. 7-5.03. Applications for permits: Fees for permits.

No person shall locate, install, emplace, set up, or connect to any utility service or device any manufactured housing and/or mobile home on any site or location, except within a mobile home park, without first applying for and obtaining a permit to do so from the Building and Site Inspection Division of the Community Development Agency and paying all the fees for such permit according to the fee schedule adopted by resolution of the Board. (§ 1, Ord. 706, eff. July 1, 1974, as amended by § 1, Ord. 721, eff. April 14, 1975, § 3, Ord. 804, eff. June 22, 1978, § 4, Ord. 681.84, eff. November 26, 1981, § 3, Ord. 944, eff. January 6, 1983, and § 3, Ord. 1021, eff. October 31, 1985)

Sec. 7-5.04. Permits for installations of mobile homes.

The Building Inspection Department shall issue the permit described in Section 7-5.03 of this chapter upon an application therefor which is accompanied by the plans, specifications, and data required by the laws and regulations of the State and this chapter upon the full payment of all fees required by this chapter and State laws and upon making the findings set forth in this section. In the event an applicant for such a permit does not submit adequate, correct, or complete data, plans, and specifications, the Building Inspection Department shall so notify the applicant. In the event the applicant then resubmits his application, an additional application filing fee shall be collected.

Such permit shall be issued if the Building Inspection Department makes all the following findings:

(a) That the mobile home has been certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 USC Sections 541, et seq.);

(b) That, if the mobile home is to be installed on a foundation, the foundation system complies with the plans and specifications required by the regulations of the Department of Housing and Community Development of the State;

(c) That, if the mobile home is to be installed on a foundation, the manufacturer, dealer, or purchaser of the mobile home has provided plans and specifications designed by a State-licensed architect or engineer covering the installation of an individual mobile home on a foundation and such additional engineering as required by the

Building Inspection Department due to the particular circumstances of the site;

(d) That the utility connections, site grading, waste treatment facilities, accessory equipment and/or structures, and all other work to be done comply with all regulations which are applicable to them, and that a building permit has been issued for such work if required by such regulations;

(e) That the Director of Community Development has approved the site plan pursuant to Chapter 4 of Title 8 of this Code; and

(f) That all conditions of site plan approval have been satisfied. (§ 1, Ord. 706, eff. July 1, 1974, as amended by § 1, Ord. 721, eff. April 14, 1975, and § 4, Ord. 681.84, eff. November 26, 1981)

Sec. 7-5.05. Reinspections.

In the event the installation, emplacement, or setting up of a mobile home, or its placement on a foundation, or its connection to a utility service fails to comply with County or State laws or regulations, the Building Inspection Department shall notify the applicant for the permit of the deficiencies. The applicant shall then perform the necessary corrective work and request a reinspection within ten (10) days after the date of such notice. The fee for such reinspection shall be paid upon the request for such reinspection. (§ 1, Ord. 706, eff. July 1, 1974, as amended by § 1, Ord. 721, eff. April 14, 1975, and § 4, Ord. 681.84, eff. November 26, 1981)

Sec. 7-5.06. Certificates of occupancy.

At the time the Building Inspection Department issues a certificate of occupancy for any mobile home placed on a foundation, the Building Inspection Department shall cause to be recorded with the County Recorder a document particularly describing the real property upon which the mobile home has been installed on a foundation and the fact that a mobile home has been affixed to the property. A copy of such document shall be forwarded to the County Assessor. (§ 1, Ord. 721, eff. April 14, 1975, as amended by § 4, Ord. 681.84, eff. November 26, 1981)

Sec. 7-5.07. Violations: Penalties.

Any person violating the provisions of this chapter shall be deemed guilty of a misdemeanor and shall be punishable as set forth in Chapter 2 of Title 1 of this Code. (§ 4, Ord. 681.84, eff. November 26, 1981)

CHAPTER 3. MECHANICAL CODE (DELETED)**

- * Sections 7-3.01 through 7-3.07, codified from Ordinance No. 583, as amended by Ordinance Nos. 642, effective December 9, 1970, 697, effective February 13, 1974, and 744, effective February 25, 1976, and Sections 7-3.08 through 7-

3.12, as added by said Ordinance No. 697, as amended by said Ordinance No. 744, amended in their entirety by Ordinance No. 802, effective June 22, 1978. Chapter 3, codified from Ordinance No. 802, repealed in its entirety by Ordinance No. 1164, effective November 4, 1993, **deleted in its entirety by Ordinance 1366, eff. Jan. 10, 2008.

CHAPTER 4. PLUMBING CODE (DELETED)**

- * Sections 7-4.01 through 7-4.17, codified from Ordinance No. 572, as amended by Ordinance Nos. 641, effective December 9, 1970, 698, effective February 13, 1974, and 746, effective February 25, 1976, and 765, effective October 7, 1976, amended in their entirety by Ordinance No. 803, effective June 22, 1978. Chapter 4, codified from Ordinance No. 803, repealed in its entirety by Ordinance No. 1164, effective November 4, 1993, **deleted in its entirety by Ordinance No. 1366, effective Jan. 10, 2008.