

ORDINANCE NO. 2816

AN ORDINANCE OF THE CITY OF REDLANDS RESCINDING EXISTING CHAPTERS 15.04, 15.08, 15.12, AND 15.16 OF THE REDLANDS MUNICIPAL CODE AND ADDING NEW CHAPTERS 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.18 AND 15.22 TO THE REDLANDS MUNICIPAL CODE RELATING TO THE ADOPTION OF THE 2013 CALIFORNIA BUILDING CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2), 2013 CALIFORNIA PLUMBING CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5), 2013 CALIFORNIA ELECTRICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3), 2013 CALIFORNIA MECHANICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4), 2013 CALIFORNIA RESIDENTIAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5), 2013 CALIFORNIA ENERGY CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6), 2013 CALIFORNIA HISTORICAL BUILDING CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8), AND 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11) BY REFERENCE, AND MAKING AMENDMENTS THERETO; AND AMENDING CHAPTER 15.24 OF THE REDLANDS MUNICIPAL CODE RELATING TO THE UNIFORM HOUSING CODE; AND RESCINDING CHAPTER 15.52 OF THE REDLANDS MUNICIPAL CODE RELATING TO THE UNIFORM CODE FOR BUILDING CONSERVATION

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5 empower the City to adopt by reference various uniform codes, including the California Building Code and California Residential Code, 2013 editions, published by the International Code Council; California Electrical Code, 2013 edition, published by the National Fire Protection Association; California Plumbing Code, 2013 edition and California Mechanical Code, 2013 edition, published by the International Association of Plumbing and Mechanical Officials, 2013 California Energy Code, 2013 California Historical Building Code, and the California Green Building Standards Code, along with applicable amendments, as published by the California Building Standards Commission; and

WHEREAS, Health and Safety Code Section 17958.7 authorizes the City to make amendments to said codes on the basis of local climatic, geological, or topographical conditions existing in the City; and

WHEREAS, the City Council of the City of Redlands (the "City Council") is informed and finds that the area in which the City is located receives relatively low amounts of precipitation, very low humidity levels, and extremely high temperatures all of which are conducive to the spread of fire; and

WHEREAS, the City Council is informed and finds that the area in which the City is located is subjected to extremely strong winds, commonly referred to as Santa Ana winds, which reach speeds of 80 miles per hour in the City, result in extensive damage, and are also conducive to the spread of fire; and

WHEREAS, the City Council is informed and finds that within the City there are four earthquake faults (Redlands Heights, Banning, Crafton, and the Redlands Faults), and three other

faults (Loma Linda, San Jacinto, and the San Andreas Faults) are immediately adjacent to the City, creating the potential for catastrophic damage and fire hazards; and

WHEREAS, the City Council has determined that because the City is subject to the above referenced climatic, geological, and topographical conditions that amendments to the California Building Standards Codes are necessary to protect life and property;

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOW:

Section 1. That existing Chapters 15.04, 15.08, 15.12, and 15.16 of Title 15 of the Redlands Municipal Code are hereby deleted in their entirety and shall be rewritten and added to the Redlands Municipal Code as new Chapters 15.04, 15.08, 15.10, and 15.12 to read as described in Exhibit “A” to this ordinance.

Section 2. That new Chapters 15.06, 15.16, 15.18 and 15.22 shall be added to Title 15 of the Redlands Municipal Code to read as described in Exhibit “B” to this ordinance.

Section 3. That Chapter 15.52 relating to the Uniform Code for Building Conservation is hereby deleted in its entirety.

Section 4. Section 15.24.020 of the Redlands Municipal Code, entitled “Enforcement,” is hereby amended to read as follows:

“Section 203.1

In order to provide for final interpretation of the provisions of this code and to hear appeals provided for hereunder, the City of Redlands Planning Commission is designated as the Board of Appeals. The Board may adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in writing to the appellant with a copy to the Chief Building Official. Appeals to the Board shall be processed in accordance with the provisions contained in section H-1201 of this code. If the appellant disagrees with the findings of the Board, he or she may appeal the decision to the City Council within fifteen (15) days from the date of decision of the Board.”

Section 5. Section 15.24.080 of the Redlands Municipal Code, entitled “Violation; Penalty,” is hereby added to read as follows:

“VIOLATION; PENALTY.

It is unlawful for any person, firm, corporation, partnership, or entity to do or permit the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any residential building in violation of this chapter. Such person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the

provisions of this chapter is committed, continued or permitted. Upon conviction, such person may be punishable by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.”

Section 6. That the City Council hereby finds and determines that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to section 15061(b)(3) of the State Guidelines implementing CEQA.

Section 7. That the City Clerk is hereby directed to publish notice in accordance with Government Code section 6066 of a public hearing to be held on May 5, 2015 at 6:00pm, or as soon thereafter as the matter may be heard, regarding the City Council’s proposed adoption of this ordinance.

Section 8. In the event that any provision of this ordinance, or any part hereof, or any application hereof to any person or circumstances, is for any reason held to be unconstitutional or otherwise invalid or ineffective by a court of competent jurisdiction on its face or as applied, such holding shall not affect the validity of the remaining provisions of this ordinance, or any part hereof, or any application hereof to any person or circumstance or of said provision as applied to any other person or circumstance. It is hereby declared to be the legislative intent of the City that this ordinance would have been adopted had such unconstitutional, invalid, or ineffective provision not been included herein.

Section 9. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City and thereafter this ordinance shall take effect as provided by law.

Paul W. Foster, Mayor

Attest:

Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 7th day of April, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sam Irwin, City Clerk

Exhibit "A"

CHAPTER 15.04

CALIFORNIA BUILDING CODE (CBC)

SECTIONS:

- 15.04.010: DOCUMENTS ADOPTED BY REFERENCE; COPIES ON FILE
- 15.04.020: SCOPE AND ADMINISTRATION
- 15.04.030: FIRE SUPPRESSION
- 15.04.040: ROOF CONSTRUCTION
- 15.04.050: AWNINGS
- 15.04.060: TEMPORARY USE OF STREETS AND ALLEYS
- 15.04.070: GENERAL; ENFORCEMENT AUTHORITY
- 15.04.080: PERMITS REQUIRED
- 15.04.090: VIOLATION; PENALTY

- 15.04.010: DOCUMENTS ADOPTED BY REFERENCE--COPIES ON FILE

That certain document on file in the office of the City Clerk of the City marked and designated as the 2013 California Building Code, Volumes 1 and 2, including Chapters 1, 9, 15, 31 and 33, as amended, and Appendix Chapter I and Appendix Chapter J, as amended, is adopted as the building code of the City and all of the regulations, provisions, conditions and terms of such code and amendments are referred to and are adopted and made part of this chapter.

- 15.04.020 SCOPE AND ADMINISTRATION.

The following sections and subsections of the California Building Code, Chapter 1, Division II, Sections 105 through 113.5 are added and/or amended as follows:

- A. CBC Chapter 1, Division II, Section 105.2(2), entitled "Work Exempt from permit, subsection Building," is hereby amended to read as follows:

Fences not over three (3) feet in height measured from the lowest adjacent grade shall be exempt from permits.

- B. CBC Chapter 1, Division II, Section 105.2(4), entitled "Work Exempt from Permit, Building," is hereby amended to read as follows:

Retaining walls that are not over three (3) feet in height measured from the lowest adjacent grade shall be exempt from building permits unless supporting a surcharge or impounding Class I, II or III-A liquids.

- C. CBC Chapter 1, Division II, Section 105.3.1, entitled "Action on Application," is hereby amended by the addition of two exceptions to read as follows:

Exception 1: A permit shall not be issued for work on property within an area which may be unsafe or for which no public access for such work is provided, or, because of the hazards, there is no way in which the work can be done so that it will be safe;

Exception 2: A permit shall be withheld or denied if the Chief Building Official finds there are existing violations of the provisions of Chapter 15.04 through 15.44, or of any other provision of the Redlands Municipal Code, on the site.”

- D. CBC Chapter 1, Division II, Section 105.5, entitled “Expiration,” is hereby deleted in its entirety and rewritten to read as follows:

Every permit issued by the chief building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of 180 or more days after work is commenced. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

It shall be the responsibility of the permittee to arrange for building inspections within 180 days after issuance of permit and to verify non-suspension or abandonment of work by arranging for building inspections which will show the work is progressing within any 180 day time period. The Chief Building Official shall have the authority to void any permit for which substantial progress has not been made in such 180 day time period.

The Chief Building Official may require that a detailed schedule be provided to insure that demolition or remodeling work progresses expeditiously and debris is hauled from the site as generated. The Chief Building Official may require the owner to retain a Certified Asbestos Consultant to investigate such debris either before work begins or at any time asbestos containing materials are discovered or suspected to insure proper handling and notification procedures are followed in a timely manner.

For the purpose of this section "start of construction" means the placement of permanent construction of a structure on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation, placement of steel reinforcement, and/or temporary concrete forming. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets, driveways or walkways; nor does it include the excavation for a basement, footings, piers or foundations; nor the placement of plumbing,

electric wiring, or reinforcing steel; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not as a part of the main structure.

For a structure without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling and foundation.

It shall be the responsibility of the permittee to show evidence of "start of construction" by arranging for building inspections within 180 days after issuance of permit and to verify non-suspension or abandonment of work by arranging for building inspections which will show the work is progressing within any 180 day time period.

Failure to keep the site clear of debris may cause the site to be found a public nuisance and abated as provided by law. Failure to continually pursue demolition work during normal working hours, after once started, may cause the site to be declared a public nuisance and abated by procedures as provided by appropriate sections of this code or any other laws of the city.

- E. CBC Chapter 1, Division II, Section 105.6, entitled "Suspension or revocation," is hereby amended by the addition of the following two paragraphs to read as follows:

The Chief Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if dust is generated in excess of local, state, or federal standards, or conditions of project approvals.

Failure to keep the site clear of debris or properly contain asbestos containing materials may cause the permit to be suspended or revoked and the site to be declared a public nuisance and abated as provided for by law.

- F. CBC Chapter 1, Division II, Section 107.6, entitled "Demolition and/or Remodeling Permits," is hereby added to read as follows:

The chief building official may require that a detailed schedule be provided to insure that demolition or remodeling work progresses expeditiously and debris is hauled from the site as generated.

- G. CBC Chapter 1, Division II, Section 110.3.4.2, entitled "Roof deck and wall bracing (shear wall) inspections," is hereby added to read as follows:

After roof sheathing and exterior wall bracing is in place and properly fastened and all other work preliminary to application of the roof covering and exterior weatherproofing has been completed.

- H. CBC Chapter 1, Division II, Section 110.3.11, entitled “Re-roofing Inspections,” is hereby added to read as follows:

In addition to a final inspection, inspection shall be made at least one day in advance of the start of any re-roofing work and in-progress inspections shall be made as determined necessary by the Chief Building Official.

- I. CBC Chapter 1, Division II, Section 111.3., entitled “Temporary Certificate of Occupancy,” is hereby deleted in its entirety and rewritten to read as follows:

If the Chief Building Official finds that no substantial hazard will result from occupancy of any building or portions thereof before the same is completed, the Chief Building Official may issue a Temporary Certificate of Occupancy for the use of a portion or portions of a building or structure, provided an administrative fee, as established by resolution of the city council, is paid for that temporary certificate of occupancy. At the end of the temporary occupancy, the building shall be approved for final occupancy and inspected.

- J. CBC Chapter 1, Division II, Section 111.5, entitled “Certificate of Occupancy a requirement for issuing a city business license,” is hereby added to read as follows:

No license to conduct a business, occupation or profession in a particular building or structure in the City of Redlands shall be issued by the Finance Director of said City until the Building Official has certified that a valid certificate of occupancy exists as required by this code.

- K. CBC Chapter 1, Division II, Subsection 112.1.1, entitled “Approval of Utility Connections,” is hereby added to read as follows:

The Chief Building Official may withhold approval of any or all utility connections for any building if the building has not received its final inspection approval or if the site work has not been completed, or if the property does not comply with all applicable City of Redlands Municipal Code provisions or conditions of approval, unless it can be determined that the withholding of any utility would be detrimental to health, property or public welfare. No building or structure is to be occupied or used without the approval of the Chief Building Official or without the issuance of a Certificate of Occupancy.

- L. CBC Chapter 1, Division II, Subsection 112.1.2, entitled “Approval of Utility Connections for vacant buildings,” is hereby added to read as follows:

The Chief Building Official shall inspect every building when the utility meters have been removed, or the system has been without services for more than a period of 180 days. The property shall comply with all applicable code provisions, laws and ordinances before the approval of utility meters connections.

- M. CBC Chapter 1, Division II, Subsection 113.1.1, entitled “Membership and Organization,” is hereby added to read as follows:

The City Planning Commission shall serve as the Board of Appeals. The Chief Building Official, Director of Development Services and the Fire Chief of the City shall serve in an advisory capacity when requested to do so. Board members shall disqualify themselves and shall not participate in any decision in which they have a conflict of interest.

- N. CBC Chapter 1, Division II, Subsection 113.1.2, entitled “Tasks of the Board of Appeals” is hereby added to read:

To hear and decide appeals of orders, decisions or determinations made by the Chief Building Official. The Board shall provide reasonable interpretations of the Building Code and recommend new legislation to the City Council when conditions so require it.

- O. CBC Chapter 1, Division II, Section 113.2, entitled “Limitations of Authority,” shall be amended in part with the last sentence being deleted and rewritten to read as follows:

The Board shall have no authority relative to interpretation of the administrative provisions of this Code nor shall the Board be empowered to waive requirements of this Code.

- P. CBC Chapter 1, Division II, Section 113.4, entitled “Procedures,” is hereby added to read as follows:

An application for an appeal shall be based on a claim that the true intent of this code or other rules legally adopted thereunder have been incorrectly interpreted, the provisions do not fully apply or an equally good or better form of construction is proposed. After notice to such parties as the Board may direct, a hearing shall be held and the Board may affirm or deny the decision of the Chief Building Official. The Board’s determination shall be in writing to the Chief Building Official with a copy to the appellant. If the appellant disagrees with the decision of the Board, he may appeal the decision to the City Council. Such appeal shall be filed with the City Clerk within fifteen (15) days of the decision by the Board.

15.04.030 FIRE PROTECTION SYSTEMS. CBC Chapter 9, Division II, Section 901.6.1 is hereby amended by the addition of a sentence to read as follows:

See Redlands Municipal Code, Title 15, Chapter 15.20: Fire Code, for additions and amendments to this chapter.

15.04.040 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES.

CBC Chapter 15 Subsection 1505.1.1 is hereby amended by the addition of a paragraph to read as follows:

Roof coverings within the fire hazard areas as designated by the City of Redlands Fire Chief on the Fire Hazard Map. A Fire Hazard Map shall be filed in the Office of the City Clerk and copies of said map shall be on file in the Division of Building and Safety and the Fire Department Administrative Office.

15.04.050 AWNINGS.

CBC Chapter 31, Division II, Sections 3105.5.1, 3105.5.2, 3105.5.3, 3105.5.4, 3105.5.5 are hereby added to read as follows:

3105.5.1 General. This section shall apply to awnings projecting over public and/or private property.

3105.5.2 Definitions. For the purpose of the section:

Awning is either a fabric covered appendage or a temporary collapsible shelter of non-combustible materials supported entirely from the exterior wall of a building.

Ladder Access Area is the air space required for a ladder to rest upon the ground, street, or sidewalk and be supported by a building window sill, permanent appendage, parapet or roof eave at an angle of 75 degrees from the horizontal.

Collapsible is the property of an awning which will enable it to be readily collapsible, retractable or capable of being folded against the face of the supporting building without the use of a tool, special effort or special knowledge.

3105.5.3 Construction. Awnings shall have non-combustible frames but may have fabric coverings. Every awning with non-combustible coverings and every fabric covered awning which projects into the ladder access area, as defined above, shall be collapsible.

Exception: A fixed awning not more than ten (10) feet in length may be erected over a doorway to the building.

3105.5.4 Projection. Awnings may extend over public or private property not more than seven (7) feet from the face of the supporting building, but no portion shall extend nearer than two (2) feet to the face of the nearest curb or edge of the traffic way measured horizontally. In no case shall the awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the building nor shall any portion of the awning be closer to the side or rear property lines than would be permitted by the current edition of the California Building Code for eave overhang.

3105.5.5 All portions of an awning shall be at least eight (8) feet above any public or private walkway.

Exception: Any valance attached to an awning shall not project above the roof of the awning at the point of attachment and shall not extend more than twelve (12) inches below the roof of the awning at the point of attachment, but in no case shall any portion of a valance be less than seven (7) feet in height above a public or private way.

15.04.060 TEMPORARY USE OF STREETS AND ALLEYS.

CBC Chapter 33, Division II, Section 3308.3 is hereby added to read as follows:

Public streets and alleys shall not be utilized by persons doing construction or demolition work until proper clearance has been obtained from the City Engineer. Whenever requested, plot plans and construction details shall be submitted to the City Engineer for review. The City Engineer may approve, modify or deny a request to utilize public streets by persons during construction and/or demolition and his decision shall be based on finding relative to hazards to life and limb, traffic safety and/or to excessive traffic or pedestrian congestion. Where damage to public property could result, proper bonds and insurance as specified by the City Engineer may be required. Failure to obtain proper clearance for use of public property may result in a finding that the materials constitute a public nuisance and a hazard to persons or property and are subject to abatement and/or removal as provided by law.

15.04.070 ENFORCEMENT AUTHORITY. CBC Appendix J, Division II, Section J101.3 is hereby added to read as follows:

The City Engineer shall have the authority for the enforcement of CBC Appendix Chapter J and any amendments thereto. The words "Building Official" as hereinafter used shall mean City Engineer.

15.04.080 PERMITS REQUIRED. CBC Appendix J, Division II, Subsections J103.2 (8) and (9) are hereby added to read as follows:

(8). Grading by public agencies or their agents, in connection with construction or maintenance of roads or facilities for the generation, storage, or transmission of water including flood waters or water for the purpose of producing electrical energy.

(9). Grading performed by disking or plowing for agricultural purposes in connection with the preparation of soil for crop or animal use.

15.04.090 VIOLATION; PENALTY.

It is unlawful for any person, firm, corporation, partnership, or entity to do or permit the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any residential building in violation of this chapter. Such person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion

thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction, such person may be punishable by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Chapter 15.08

CALIFORNIA PLUMBING CODE (CPC)

SECTIONS:

- 15.08.010: DOCUMENT ADOPTED BY REFERENCE; COPIES ON FILE
- 15.08.020: APPEALS BOARD
- 15.08.030: BUILDING SEWERS
- 15.08.040: PRIVATE SEWAGE DISPOSAL SYSTEMS
- 15.08.050: VIOLATION – PENALTY

15.08.010 DOCUMENT ADOPTED BY REFERENCE; COPIES ON FILE.

That certain document on file in the office of the City Clerk of the City marked and designated as the California Plumbing Code, 2013 Edition, including Chapters 1, 6, and 7 (as amended), and Appendix H, is adopted as the plumbing code of the City and all of the regulations, provisions, conditions and terms of such California Plumbing Code and amendments are referred to and are adopted and made part of this Chapter.

15.08.020 APPEALS BOARD. CPC Chapter 1, Division II, Section 102.3 is hereby deleted in its entirety and rewritten to read as follows:

The Appeals Board and the procedures concerning its operation as described in Chapter 15.04 of the Redlands Municipal Code, shall also apply to all appeals resulting from the administration of the California Plumbing Code.

15.08.030 BUILDING SEWERS. CPC Chapter 1, Division II, Chapter 7 Sections 713.4, 721.2.1, 721.2.2 is deleted in entirety and rewritten to read as follows:

713.4 Public Sewer Availability.

The public sewer shall be considered as not being available where such public sewer is more than two hundred (200) feet from the nearest point of the property that is served by such public sewer. A property owner, or his authorized representative, may request in writing a reconsideration of the availability of the public sewer based on practical difficulties. Upon receipt of such a request, the Chief Building Official shall investigate and make a determination as to whether practical difficulties exist to making a connection to the public sewer. The Chief Building Official's decision may be appealed to the Appeals Board as established in Chapter 15.04 of the Redlands Municipal Code.

15.08.040 PRIVATE SEWAGE DISPOSAL SYSTEMS. CPC Chapter 1, Division II, Chapter 7 Sections 721.2.1 and 721.2.2 are hereby added to read as follows:

721.2.1 Location of private sewage disposal systems.

All seepage pits and septic tanks shall be located in the front yard area as defined in Redlands Municipal Code. If this is not possible, the Administrative Authority shall make a determination of an alternate location.”

721.2.2 Disposal field location.

Disposal fields shall be installed and located only when and where a determination has been made by the Administrative Authority that no other procedure is feasible.”

15.08.050 VIOLATION; PENALTY.

It is unlawful for any person, firm, corporation, partnership, or entity to do or permit the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any plumbing in violation of this chapter. Every person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction such person may be punishable by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

CHAPTER 15.10

CALIFORNIA ELECTRICAL CODE (CEC)

SECTIONS:

- 15.10.010: DOCUMENT ADOPTED BY REFERENCE; COPIES ON FILE
- 15.10.020: APPEALS BOARD
- 15.10.030: FUTURE EXPANSION AND CONVENIENCE
- 15.10.040: ELECTRIC FENCES
- 15.10.050: USED MATERIAL.
- 15.10.060: TRAILERS, MOBILE HOMES, COMMERCIAL COACHES AND HOUSE CARS
- 15.10.070: VIOLATION-PENALTY

- 15.10.010 DOCUMENT ADOPTED BY REFERENCE; COPIES ON FILE.

That certain document on file in the office of the City Clerk of the City marked and designated as the California Electrical Code, 2013 Edition, is adopted as the Electrical Code of the City and all regulations, provisions, conditions, and terms of such electrical code and amendments are referred to and adopted and made a part of this chapter.

15.10.020 APPEALS BOARD. CEC California Article 89, Section 89.108.8 shall be deleted in its entirety and shall be rewritten to read as follows:

Appeals and the procedures concerning its operation as described in Chapter 15.04 of the Redlands Municipal Code, shall also apply to all appeals resulting from the administration of the National Electric Code.

15.10.030 FUTURE EXPANSION AND CONVENIENCE. CEC California Article 90, Section 90.8(A)(1) is hereby added to read as follows:

Flush-mounted distribution service installation for new one-family dwellings shall be provided with three additional three-quarter inch raceways, two raceways for future interior and one raceway for exterior use. The interior raceways shall terminate in an approved manner in an attic, underfloor space or other location approved by the chief building official. Where an underfloor space does not exist, two raceways shall terminate in the attic if one exists, or under the eave when no attic exists. The exterior raceway shall be capped and terminate outside the distribution service enclosure.

15.10.040 ELECTRIC FENCES. CEC Article 90, Section 90.10 is hereby added to read as follows:

It is unlawful to install any type of electric fence within the City of Redlands. Prohibited electric fences include, but are not limited to, those energized by battery, generator or electrical utility.

15.10.050 USED MATERIAL. CEC Article 90, Section 90.11 is hereby added to read as follows:

Previously used electrical material shall not be reused without prior written approval of the Chief Building Official.

15.10.060 TRAILERS, MOBILE HOMES, COMMERCIAL COACHES AND HOUSE CARS. CEC Article 90, Section 90.12 is hereby added to read as follows:

Trailers, mobile homes, commercial coaches and house cars being utilized for construction projects as defined in Chapter 8.20 of the Redlands Municipal Code which connect to temporary power shall comply to the city's adopted electrical code. Trailers, mobile homes, commercial coaches and house cars connected to an electrical source shall obtain an electrical permit prior to the placement and inspections.

15.10.070 VIOLATION; PENALTY

It is unlawful for any person, firm, corporation, partnership, or entity to do or permit the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any electrical system in violation of this chapter. Every person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction such person may be punishable by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

CHAPTER 15.12

CALIFORNIA MECHANICAL CODE (CMC)

SECTIONS:

- 15.12.010: DOCUMENT ADOPTED BY REFERENCE; COPIES ON FILE-AMENDMENTS AND CHANGES
- 15.12.020: BOARD OF APPEALS
- 15.12.030: VIOLATION; PENALTY

15.12.010 DOCUMENT ADOPTED BY REFERENCE; COPIES ON FILE.

That certain document on file in the office of the City Clerk of the City marked and designated as the California Mechanical Code, 2013 Edition, including Chapter 1, Division II (as amended), is adopted as the mechanical code of the City and all of the regulations, provisions, conditions and terms of the California Mechanical Code are referred to and are adopted and made part of this chapter.

15.12.020 BOARD OF APPEALS. CMC Part I, Division II, Section 108.2 is hereby deleted in its entirety and rewritten to read as follows:

The Appeals Board and the procedures concerning its operation as described in Chapter 15.04 of the Redlands Municipal Code, shall also apply to all appeals resulting from the administration of the California Mechanical Code.

15.12.040 VIOLATION; PENALTY

It is unlawful for any person, firm or corporation to do or permit to be done the following: Erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any mechanical system or equipment in violation of this chapter. Every person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction, such person may be punished by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Exhibit "B"

CHAPTER 15.06

CALIFORNIA RESIDENTIAL CODE (CRC)

SECTIONS:

- 15.06.010: DOCUMENT ADOPTED BY REFERENCE; COPIES ON FILE
- 15.06.020: WORK EXEMPT FROM PERMIT
- 15.06.030: PERMIT EXPIRATION
- 15.06.040: TEMPORARY OCCUPANCY
- 15.06.050: BOARD OF APPEALS
- 15.06.060: AUTOMATIC FIRE SPRINKLERS SYSTEM
- 15.06.070: ROOF ASSEMBLIES
- 15.06.080: VIOLATION; PENALTY

15.06.010 DOCUMENT ADOPTED BY REFERENCE - COPIES ON FILE

That certain document on file in the office of the City Clerk of the City marked and designated as the California Residential Code, 2013 Edition, including Chapters 1 (as amended), and Appendix H, is adopted as the residential code of the City and all of the regulations, provisions, conditions and terms of such code and amendments are referred to and are adopted and made part of this Chapter.

15.06.020 WORK EXEMPT FROM PERMIT

CRC Chapter 1, Division II, Section R105.2 (2) and (3) is hereby deleted and rewritten to read as follows:

See Redlands Municipal Code, Title 15, Chapter 15.04, Section 105.2, as amended, for additions and amendments to this section.

15.06.030 PERMIT EXPIRATION

CRC Chapter 1, Division II, Section R105.5 Chapter 15.06.030 of the Redlands Municipal Code entitled "Permit Expiration" is hereby deleted in its entirety and amended to read as follows:

See Redlands Municipal Code, Title 15, Chapter 15.04, Section 105.5, as amended, for additions and amendments to this section.

15.06.040 TEMPORARY OCCUPANCY

CRC Chapter 1, Division II, Section R110.4 is hereby deleted in its entirety and rewritten to read as follows:

See Redlands Municipal Code, Title 15, Chapter 15.04, Section 111, for additions and amendments to this section.

15.06.050 APPEALS BOARD

CRC Chapter 1, Division II, Section R112 is hereby deleted in its entirety and rewritten to read as follows:

See Redlands Municipal Code, Title 15, Chapter 15.04, Section 113 for additions and amendments to this section.

15.06.060 CRC CHAPTER 3, DIVISION II, SECTION R313 – AMENDED - AUTOMATIC FIRE SPRINKLER SYSTEMS

CRC Chapter 3, Division II, Section R313 is hereby deleted in its entirety and rewritten to read as follows:

See Redlands Municipal Code, Title 15, Chapter 15.20, Fire Code, for additions and amendments to this section.

15.06.070 ROOF ASSEMBLIES

CRC Chapter 9, Subsection 902.1.1 “Roof Assemblies” shall be amended in part in terms of being retitled and rewritten as follows:

Roof Coverings within the fire hazard areas as designated by the City of Redlands Fire Chief on the Fire Hazard Map. A fire hazard map shall be filed in the office of the City Clerk and copies of said map shall be on file in the Division of Building and Safety and the Fire Department Administrative Office.”

The remainder of the subsection shall remain unchanged.

15.06.080 VIOLATION; PENALTY:

It is unlawful for any person, firm, corporation, partnership, or entity to do or permit the following: erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any plumbing in violation of this chapter. Every person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction such person may be punishable by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Chapter 15.16

CALIFORNIA GREEN BUILDING STANDARDS CODE

SECTIONS:

15.16.010: DOCUMENT ADOPTED BY REFERENCE - COPIES ON FILE

15.16.020: VIOLATION; PENALTY

15.16.010 DOCUMENT ADOPTED BY REFERENCE - COPIES ON FILE

That certain document on file in the office of the City Clerk of the City marked and designated as the California Green Building Standards, 2013 Edition, is adopted as the green building code of the City and all of the mandatory regulations, provisions, conditions and terms of such code and amendments are referred to and are adopted and made part of this Chapter.

15.16.020 VIOLATION; PENALTY

It is unlawful for any person, firm or corporation to violate or allow violations of any mandatory requirement of this chapter. Every person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction, such person may be punished by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Chapter 15.18

CALIFORNIA ENERGY CODE (CENC)

SECTIONS:

15.18.010: DOCUMENT ADOPTED BY REFERENCE - COPIES ON FILE

15.18.020: VIOLATION; PENALTY

15.18.010 DOCUMENT ADOPTED BY REFERENCE - COPIES ON FILE

That certain document on file in the office of the City Clerk of the City marked and designated as the California Energy Code, 2013 Edition, is adopted as the energy code of the City and all of the mandatory regulations, provisions, conditions and terms of such code and amendments are referred to and are adopted and made part of this Chapter.

15.18.020 VIOLATION; PENALTY

It is unlawful for any person, firm or corporation to violate or allow violations of any mandatory requirement of this chapter. Every person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction, such person may be punished by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.

Chapter 15.22

CALIFORNIA HISTORICAL BUILDING CODE (CHBC)

SECTIONS:

15.22.010: DOCUMENT ADOPTED BY REFERENCE - COPIES ON FILE

15.22.020: VIOLATION; PENALTY

15.22.010 DOCUMENT ADOPTED BY REFERENCE - COPIES ON FILE

That certain document on file in the office of the City Clerk of the City marked and designated as the California Historical Building Code, 2013 Edition, is adopted as the historical building code of the City and all of the mandatory regulations, provisions, conditions and terms of such code and amendments are referred to and are adopted and made part of this Chapter.

15.22.020 VIOLATION; PENALTY

It is unlawful for any person, firm or corporation to violate or allow violations of any mandatory requirement of this chapter. Every person who violates any of the provisions of this chapter is guilty of a misdemeanor. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted. Upon conviction, such person may be punished by a fine not exceeding one thousand dollars, or by imprisonment in the county jail for a period not exceeding six months, or by both such fine and imprisonment.