

ORDINANCE 2002-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING THE UNIFORM HOUSING CODE, 1997 EDITION; THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; THE 1997 UNIFORM ADMINISTRATIVE CODE; THE CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2001 EDITION; THE CALIFORNIA BUILDING CODE, VOLUMES 1, & 2, 2001 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2001 EDITION; THE CALIFORNIA MECHANICAL CODE, 2001 EDITION; THE CALIFORNIA PLUMBING CODE, 2001 EDITION; THE UNIFORM SOLAR ENERGY CODE, 2000 EDITION; THE UNIFORM SECURITY CODE, 1997 EDITION; AND AMENDING THOSE UNIFORM CODES AND CALIFORNIA BUILDING STANDARDS AS IDENTIFIED HEREIN THROUGH EXPRESSED FINDINGS OF LOCAL NECESSITY; AND THE ADOPTION OF THE UNIFORM BUILDING CODE, VOLUME 3, 1997 EDITION, IN ITS ENTIRETY WITHOUT AMENDMENTS

WHEREAS, Government Code section 50022 et seq., empowers the City to adopt by reference various Uniform Codes including the UNIFORM HOUSING CODE, 1997 Edition; the UNIFORM CODE for the ABATEMENT OF DANGEROUS BUILDINGS, 1997 Edition; the 1997 UNIFORM ADMINISTRATIVE CODE; the CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2001 Edition; 1997 Edition; the CALIFORNIA BUILDING CODE, Volumes 1 & 2, 2001 Edition; CALIFORNIA ELECTRICAL CODE, 2001 Edition; the CALIFORNIA MECHANICAL CODE, 2001 Edition; the CALIFORNIA PLUMBING CODE, 2001 Edition; the UNIFORM SOLAR ENERGY CODE, 2000 Edition; the UNIFORM SECURITY CODE, 1997 Edition; and the UNIFORM BUILDING CODE, Volume 3, 1997 Edition; and

WHEREAS, pursuant to the Government Code, the City has adopted by reference various provisions of the above referenced California and Uniform Codes, subject to particular additions, amendments and deletions as set forth in the Municipal Code; and

WHEREAS, the publishers of such California and Uniform Codes recently published updated editions of such codes; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the California and Uniform Codes as part of the California State Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.5 authorizes cities and counties to modify the California State Building Standards Code standards by adopting more restrictive standards if such entities determine that such standards are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City of American Canyon has reviewed each of the above referenced California and Uniform Codes and it has been determined that certain local amendments are necessary to protect the health, safety, and welfare of its residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The current Title 16 is hereby repealed.

Section 2. A new Title 16 adopting the various California and Uniform Codes with local amendments is hereby added to the American Canyon Municipal Code to read as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 3. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen days of its adoption cause a summary of it to be published in a newspaper published and circulated in the City and thereupon and thereafter this Ordinance shall take effect and be in force according to law.

Section 4. This ordinance is enacted pursuant to and in compliance with Health and Safety Code Section 18941.5 and as expressly permitted in Government Code Section 50022.2. For all codes the effective date of this Ordinance shall be January 3, 2003.

Section 5. The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission of the State of California.

Section 6. The City Clerk is hereby directed to publish a summary of this ordinance in a newspaper of general circulation within ten days of adoption.

The foregoing Ordinance was introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 21st day of November, 2002, and was passed and adopted at a regular meeting of the City Council

of the City of American Canyon, State of California, held on the 5th day of December 2002, by the following vote:


AYES: Colcleaser, Canziani, Anderson, Luporini, Shaver

NOES: None

ABSTAIN: None

ABSENT: None


Donald Colcleaser, Mayor

ATTEST:

Kay Woodson, Interim City Clerk

APPROVED AS TO FORM:


William D. Ross, City Attorney

CHAPTER 16.02

UNIFORM BUILDING CODE, VOLUME 3, 1997 EDITION

Sections:

- 16.02.010 Title
- 16.02.020 Code Adoption

16.02.010 Title. This Chapter shall be cited as the Uniform Building Code, Volume 3, 1997 Edition, of the City and any reference in the City Municipal Code or any Chapter thereof to the Uniform Building Code, Volume 3, 1997 Edition or the Uniform Building Code refers and applies to this Chapter.

16.02.020 Code Adoption. The Uniform Building Code, Volume 3, 1997 Edition, copyrighted and published in 1997 by the International Conference of Building Officials, a copy of which is on file in the office of the Building Official, and any and all references thereto are adopted as a part of the Uniform Building Codes and each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made part of this Chapter as though fully set forth at length.

CHAPTER 16.04
UNIFORM HOUSING CODE

Sections:

- 16.04.010 Title**
- 16.04.020 Code Adoption**
- 16.04.030 Amend Section 204 - Violations**

16.04.010 Title. This Chapter shall be cited as the Housing Code of the City and any reference in the City Municipal Code or any Chapter thereof to the Uniform Housing Code or Housing Code refers and applies to this Chapter.

16.04.020 Code Adoption. Subject to the particular additions, amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the "Uniform Housing Code, 1997 edition", copyrighted and published in 1997 by the International Conference of Building Officials, a copy of which is on file in the office of the Building Official, and any and all references thereto are adopted as the Housing Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made part of this Chapter as though fully set forth at length.

16.04.030 Amend Section 204 - Violations. Section 204 is amended by adding the following:

"Violations. It shall be unlawful and a public nuisance for any person, firm or corporation, whether as owner, lessee, sublease or occupy, to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the incorporated territory of the City of American Canyon, or cause the same to be done, contrary to or in violation of any of the provisions of this Article. Maintenance of equipment, which was unlawful at the time it was installed and which would be unlawful under this Article, shall constitute a continuing violation of this Article.

Any person, firm or corporation violating any of the provisions of this Article is guilty of a separate offense for each day or portion there of during which any violation of any of the provisions of this Article is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than One Thousand dollars (\$1000) or by imprisonment for not more than six (6) months, or by both such fine and imprisonment."

CHAPTER 16.06

THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Sections:

- 16.06.010 Title**
- 16.06.020 Code Adoption**
- 16.06.030 Amend Section 203 Violations**

16.06.010 Title. This Chapter shall be cited as the Uniform Code for the Abatement of Dangerous Buildings of the City and any reference in the City Municipal Code or any Chapter thereof to the Uniform Code for the Abatement of Dangerous Buildings or Dangerous Building Code, refers and applies to this Chapter.

16.06.020 Code Adoption. Subject to the particular additions, amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the "Uniform Code for the Abatement of Dangerous Buildings", 1997 edition, copyrighted and published in 1997 by the International Conference of Building Officials, a copy of which is on file in the office of the Building Official, and any and all references thereto are adopted as the Uniform Code for the Abatement of Dangerous Buildings of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made part of this Chapter, as though fully set forth at length.

16.06.030 Amend Section 203 - Violations. Section 203 is amended by adding the following:

"Violations. It shall be unlawful and a public nuisance for any person, firm or corporation, whether as owner, lessee, sublease or occupy, to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the incorporated territory of the City of American Canyon, or cause the same to be done, contrary to or in violation of any of the provisions of this Article. Maintenance of equipment, which was unlawful at the time it was installed and which would be unlawful under this Article, shall constitute a continuing violation of this Article.

Any person, firm or corporation violating any of the provisions of this Article is guilty of a separate offense for each day or portion there of during which any violation of any of the provisions of this Article is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than One Thousand dollars (\$1000) or by imprisonment for not more than six (6) months, or by both such fine and imprisonment."

16.06.040 Amend Section 205 - Board of Appeals. Section 205 is amended and adopted as follows:

"205.1 General. In order to determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations of the provisions of this Code, there is hereby created a Board of Appeals, consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and are not members of the jurisdiction. The Building Official shall be and ex-officio member and shall act as Secretary to the Board. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. Alternatively, the City may enter into agreements with one or more jurisdictions with an established Appeals Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing the Building Official, with a duplicate copy to the appellant, and may recommend to the City Council such new legislation as is consistent with those decisions.

Appeals from any findings by the Board of Appeals may be made by the applicant, a member of the City Council or the Building Official upon request in writing to the City Council within ten (10) days from the date of the Board's action."

CHAPTER 16.08
UNIFORM ADMINISTRATIVE CODE

Sections:

16.08.010	Title
16.08.020	Code Adoption
16.08.030	Amend Section 201 - Authority
16.08.040	Amend Section 202 - Powers and Duties of the Building Official
16.08.050	Amend Section 204 - Board of Appeals
16.08.060	Amend Section 205 - Violations
16.08.070	Amend Section 301 - Building Permits
16.08.080	Amend Section 303 - Permit Issuance
16.08.090	Amend Section 304 - Fees
16.08.100	Amend Section 305 - Inspections

16.08.010 Title. This Chapter shall be cited, as the Administrative Code of the City and any reference in the City, Municipal Code or any Chapter thereof to the Uniform Administrative Code, UAC or Administrative Code, refers and applies to this Chapter.

16.08.020 Code Adoption. Subject to the particular additions, Amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in "Uniform Administrative Code, 1997 Edition", copyrighted in 1997 by the "International Conference of Building Officials", a copy of which is on file in the office of the building official, and any and all references thereto are adopted as the Administrative Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof referred to are hereby adopted and made part of this Chapter, as though fully set forth at length..

16.08.030 Amend Section 201 - Authority. Section 201.1.1, Creation of Enforcement Agency, is hereby amended to add a new sentence as follows:

"The Building and Safety Division of the Planning Department of the City of American Canyon is hereby designated as the Enforcement Agency."

16.08.040 Amend Section 202 - Powers and Duties of the Building Official.

A. Section 202.2, Deputies, is hereby amended and adopted as follows:

"In the City of American Canyon, the Chief Building Inspector shall supervise and have charge of all inspections relating to the enforcement of the Codes adopted hereunder."

B. Section 202.6, Authority to Disconnect Utilities, is hereby amended by adding a new paragraph at the end of the first paragraph as follows:

"The Building Official is hereby authorized to disconnect and order discontinuance of electric service to any electric wiring, devices, appliances or equipment found to be in violation of this Code under any of the following conditions:

1. Failure of the owner or electrical contractor to secure the required electrical permit.
2. Hazardous electrical work found to be dangerous to life or property due to defective wiring, devices, appliances or equipment.
3. Electrical work connected to service without the approval of the Electrical Inspector.
4. Temporary power pole that has been connected for more than six months. The holder of the building or electrical permit may request an additional six months if such request is submitted in writing prior to the expiration of the initial six month period.
5. Any order issued pursuant to this section may be made either to the person using and maintaining the condition or to the person responsible for its use and maintenance, and shall specify the date or time for compliance with its terms.

C. Section 202.7 Authority to Condemn Building Service Equipment, is amended by adding the following paragraph:

"Whenever the Chief Building Inspector, under the direction of the Building Official finds any electrical, liquid petroleum or natural gas service and or appliance to have been unlawfully installed, changed or altered, or to be operated or used in a manner or under conditions contrary to the provisions of this chapter or, in the judgment of the Chief Building Inspector to be defective or unsafe or dangerous to person or property, the Chief Building Inspector shall have the authority and power, and he is hereby authorized and empowered, to condemn such unlawfully installed, changed or altered, or unlawfully operated or used, or defective, unsafe or dangerous electrical, liquid petroleum or natural gas service or equipment and to prohibit the further use thereof until the said unlawful, defective, unsafe or dangerous conditions with respect thereto shall have been remedied. The Chief Building Inspector is authorized and empowered to disconnect any such electrical, liquid petroleum or natural gas equipment from its source of current supply and to place a seal thereon, or to order and require the person supplying electrical, liquid petroleum or natural gas energy to such equipment to discontinue his supply or service of electrical, liquid petroleum or natural gas energy to such equipment.

In any specific case, the Chief Building Inspector, under the direction of the Building Official may take action in any or every manner heretofore authorized, as the circumstances and conditions of the case shall, in his discretion, warrant”.

- D. **Section 202.9** is amended by deleting the last paragraph and replacing it with the following:

“This Code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling a building, structure or building service equipment therein for damages to persons or property caused by defects, nor shall they impose upon the City of American Canyon any liability or responsibility for damage resulting from defective building, plumbing, mechanical or electrical work; nor shall the City of American Canyon, or any official or employee thereof, be held to assume any such liability or responsibility by reason of the inspection authorized by this code or permits or certificates issued under this Code.”

- 16.08.050 Amend Section 204 - Board of Appeals.** Section 204 of the Uniform Administrative Code is amended and adopted as follows:

“204.1 General. In order to determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations of the provisions of this Code, there is hereby created a Board of Appeals, consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and are not members of the jurisdiction. The Building Official shall be and ex-officio member and shall act as Secretary to the Board. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. Alternatively, the City may enter into agreements with one or more jurisdictions with an established Appeals Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing the Building Official, with a duplicate copy to the appellant, and may recommend to the City Council such new legislation as is consistent with those decisions.

Appeals from any findings by the Board of Appeals may be made by the applicant, a member of the City Council or the Building Official upon request in writing to the City Council within ten (10) days from the date of the Board’s action.”

- 16.08.060 Amend Section 205 - Violations.** Section 205 is amended by adding the following:

“Violations. It shall be unlawful and a public nuisance for any person, firm or corporation, whether as owner, lessee, sublease or occupy, to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the incorporated territory of the City of American Canyon, or cause the same to be done, contrary to or in violation of any of the provisions of this Article. Maintenance of equipment, which was

unlawful at the time it was installed and which would be unlawful under this Article, shall constitute a continuing violation of this Article.

Any person, firm or corporation violating any of the provisions of this Article is guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Article is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than One Thousand dollars (\$1000) or by imprisonment for not more than six (6) months, or by both such fine and imprisonment."

16.08.070 Amend Section 301.2.1 Building Permits. Section 301.2.7 is amended by adding the following:

"12. Platforms and decks 32 square feet or less, and not more than 18 inches (458 mm) above grade"

16.08.080 Amend Section 303 - Permit Issuance.

A. Section 303.4 Expiration. Is amended as follows:

"Every permit issued by the Building Official under the provisions of the technical 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 the date of issuance such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Determination of suspended or abandoned work will be lack of a requested or performed required inspection, as defined in U.A.C. Section 305, for a period of 180 days. All permits shall expire two (2) years (730 days) from the date of issuance. Before such work can be recommenced, the permit shall be renewed, and the fee will be required to be paid at one-half (1/2) the fee of the current fee schedule used at the time of re-issuance of the expired permit, provided no changes have been made or will be made in the original plans and specifications for such work.

A permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not to exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once."

B. Section 303.5 Suspension or revocation. Is amended by adding the following paragraph:

"The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if construction noise is generated between the hours of 7:00 p.m. and 7:00 a.m. or as outlined in the American Canyon Municipal Code and/or any Special Condition placed on individual construction projects. Construction noise is defined as noise which is disturbing, excessive, or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations."

16.08.090 Amend Section 304.2 Permit Fees. Section 304.2 is amended by deleting the first paragraph and replacing it as follows:

"The fees for each permit shall be established by Resolution of the City Council. Where a Technical Code has been adopted by the jurisdiction for which no fee schedule is shown in this Code, the fee required shall be in accordance with the schedule established by Resolution of the City Council."

16.08.100 Amend Section 305.5 Inspections. Section 305.5 is amended by renumbering Section 305.5.3, 305.5.4 and 305.5.5 to be 305.5.4, 305.5.6, and 305.5.9 respectively and by adding the following new sections:

"305.5.3 Roof Sheathing and Shear Inspection. To be performed after roof sheathing and all structural shear panels or walls are in place and secured by nailing or other approved methods."

"305.5.5 Insulation and Infiltration Inspection. To be performed after all the penetrations are sealed; and the vapor-barrier, insulation, and windows are installed."

"305.5.7 Plaster Inspections. To be performed after the application of the scratch coat, but before the application of the second coat (brown coat) and after the application of the brown coat, but before the final coat (color coat)."

"305.5.8 Utilities Inspection. Utilities shall be permitted to be connected only upon issuance of a Certificate of Occupancy, unless otherwise approved in writing by the Building Official."

CHAPTER 16.10

CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

Sections:

- 16.10.010 Title
- 16.10.020 Code Adoption

16.10.010 Title. This Chapter shall be cited, as the "CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE" of the City and any reference in the City, Municipal Code or any Chapter thereof to the California Building Standards Administrative Code, CBSAC or Administrative Code, refers and applies to this Chapter.

16.10.020 Code Adoption. Subject to the particular additions, Amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in "California Building Standards Administrative Code Title 24 Part 1, 2001 Edition", published by the California Building Standards Commission, a copy of which is on file in the office of the building official, and any and all references thereto are adopted as the California Building Standards Administrative Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof referred to are hereby adopted and made part of this Chapter, as though fully set forth at length.

Chapter 16.12

CALIFORNIA BUILDING CODES

Sections:

16.12.010	Title
16.12.020	Code Adoption
16.12.030	Appendices
16.12.040	Amend Section 103 - Violations
16.12.050	Amend Section 104.1 – Creation of Enforcement Agency
16.12.060	Amend Section 104.2 - Powers and Duties of the Building Official
16.12.070	Amend Section 105 - Board of Appeals
16.12.080	Amend Section 106 - Building Permits
16.12.090	Amend Section 107 Permit Fees
16.12.100	Amend Section 108 Inspections
16.12.110	Amend Section 202 Definitions
16.12.120	Amend Section 204 Definitions
16.12.130	Amend Section 310.1 - Requirements for Group R Occupancies
16.12.140	Amendment of Section 310.12 - Special Hazards
16.12.150	Amend Section 312 - Requirements for Group U Occupancies
16.12.160	Amend Section 312 - Requirements for Group U Occupancies.
16.12.170	Amend Chapter 3, Table No.3-A - Use or Occupancy
16.12.180	Amend Section 504 - Allowable Floor Area
16.12.190	Amend Section 803 - Application of Controlled Interior Finish
16.12.200	Amend Section 904 - Local Sprinkler Requirements
16.12.210	Amend Section 1806.1 – Footings
16.12.220	Deletion of U.B.C. Table 18-I-C - Foundations and Retaining Walls
16.12.230	Amend Section 1924 - Minimum Slab Thickness
16.12.240	Amend Section 3102 - Chimneys, Fireplaces and Barbecues
16.12.250	Amend Appendix Chapter 15, Section 1514-General

16.12.010 Title. This Chapter shall be cited, as the California Building Code of the City and any reference in the City Municipal Code or any Chapter thereof to the California Building Code applies to this Chapter.

16.12.020 Code Adoption. Subject to the particular additions, amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in the "California Building Code, Volumes 1, & 2, Part 2, 2001 Edition", published by the International Conference of Building Officials and the California Building Standards Commission, with the Appendices set forth in Section 16.16.030 and amendments set forth in Section 16.16.040 and the "Uniform Building Code, Volume 3, Part 2, 1997

Edition", copyrighted and published by the International Conference of Building Officials, is hereby adopted. There is one copy of said Code on file in the office of the Building Official for use and examination by the public.

16.12.030 Appendices -The Building Code as adopted by Section 16.16.020 is amended and adopted with the following Appendices:

Appendix Chapter 3, Division II--Group R, Division 4 Occupancies
Appendix Chapter 4, Division I--Barriers for Swimming Pools, Spas and Hot Tubs
Appendix Chapter 15, Reroofing
Appendix Chapter 29, Minimum Plumbing Fixtures
Appendix Chapter 31, Division II--Membrane Structures
Appendix Chapter 31, Division III-Patio Covers
Appendix Chapter 33, Excavation and Grading

16.12.040 Amend Section 103 - Violations. Section 103 is amended by adding the following:

"Violations. It shall be unlawful and a public nuisance for any person, firm or corporation, whether as owner, lessee, sublease or occupy, to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the incorporated territory of the City of American Canyon, or cause the same to be done, contrary to or in violation of any of the provisions of this Article. Maintenance of equipment, which was unlawful at the time it was installed and which would be unlawful under this Article, shall constitute a continuing violation of this Article.

Any person, firm or corporation violating any of the provisions of this Article is guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Article is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than One Thousand dollars (\$1000) or by imprisonment for not more than six (6) months, or by both such fine and imprisonment."

16.12.050 Amend Section 104.1 - Creation of Enforcement Agency. Section 104.1, Creation of Enforcement Agency, is hereby amended to add a new sentence as follows:

"The Building and Safety Division of the Planning Department of the City of American Canyon is hereby designated as the Enforcement Agency."

16.12.060 Amend Section 104.2 - Powers and Duties of the Building Official.

- A. Section 104.2.1.2, Authority to Disconnect Utilities,** is hereby amended by adding a new paragraph at the end of the first paragraph as follows:

"The Building Official is hereby authorized to disconnect and order discontinuance of electric service to any electric wiring, devices, appliances or equipment found to be in violation of this Code under any of the following conditions:

1. Failure of the owner or electrical contractor to secure the required electrical permit.
2. Hazardous electrical work found to be dangerous to life or property due to defective wiring, devices, appliances or equipment.
3. Electrical work connected to service without the approval of the Electrical Inspector.
4. Temporary power pole that has been connected for more than six months. The holder of the building or electrical permit may request an additional six months if such request is submitted in writing prior to the expiration of the initial six month period.
5. Any order issued pursuant to this section may be made either to the person using and maintaining the condition or to the person responsible for its use and maintenance, and shall specify the date or time for compliance with its terms.

- B. Section 104.2.1.1 Authority to Condemn Building Service Equipment,** is amended by adding the following paragraph:

"Whenever the Chief Building Inspector, under the direction of the Building Official finds any electrical, liquid petroleum or natural gas service and or appliance to have been unlawfully installed, changed or altered, or to be operated or used in a manner or under conditions contrary to the provisions of this chapter or, in the judgment of the Chief Building Inspector to be defective or unsafe or dangerous to person or property, the Chief Building Inspector shall have the authority and power, and he is hereby authorized and empowered, to condemn such unlawfully installed, changed or altered, or unlawfully operated or used, or defective, unsafe or dangerous electrical, liquid petroleum or natural gas service or equipment and to prohibit the further use thereof until the said unlawful, defective, unsafe or dangerous conditions with respect thereto shall have been remedied. The Chief Building Inspector is authorized and empowered to disconnect any such electrical, liquid petroleum or natural gas equipment from its source of current supply and to place a seal thereon, or to order and require the person supplying electrical, liquid

petroleum or natural gas energy to such equipment to discontinue his supply or service of electrical, liquid petroleum or natural gas energy to such equipment.

In any specific case, the Chief Building Inspector, under the direction of the Building Official may take action in any or every manner heretofore authorized, as the circumstances and conditions of the case shall, in his discretion, warrant".

C. Section 104.2.2, Deputies, is hereby amended and adopted as follows:

"In the City of American Canyon, the Chief Building Inspector shall supervise and have charge of all inspections relating to the enforcement of the Codes adopted hereunder."

D. Section 104.2.6 is amended by deleting the last paragraph and replacing it with the following:

"This Code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling a building, structure or building service equipment therein for damages to persons or property caused by defects, nor shall they impose upon the City of American Canyon any liability or responsibility for damage resulting from defective building, plumbing, mechanical or electrical work; nor shall the City of American Canyon, or any official or employee thereof, be held to assume any such liability or responsibility by reason of the inspection authorized by this code or permits or certificates issued under this Code."

16.12.070 Amend Section 105 - Board of Appeals. Section 105 of the Uniform Administrative Code is amended and adopted as follows:

"105.1 General. In order to determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations of the provisions of this Code, there is hereby created a Board of Appeals, consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and are not members of the jurisdiction. The Building Official shall be and ex-officio member and shall act as Secretary to the Board. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. Alternatively, the City may enter into agreements with one or more jurisdictions with an established Appeals Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a duplicate copy to the appellant, and may recommend to the City Council such new legislation as is consistent with those decisions.

Appeals from any findings by the Board of Appeals may be made by the applicant, a member of the City Council or the Building Official upon request in writing to the City Council within ten (10) days from the date of the Board's action."

16.12.080 Amend Section 106 Building Permits.

A. Section 106.2 Work Exempt from Permit is amended by adding the following:

"7. Platforms and decks 32 square feet or less, and not more than 18 inches (458 mm) above grade. Walks and driveways not more the 30 inches (762mm) above grade and not over any basement or story below."

B. Section 106.4.4 Expiration. Is amended as follows:

"Every permit issued by the Building Official under the provisions of the technical 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 the date of issuance of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Determination of suspended or abandoned work will be lack of a requested or performed required inspection, as defined in U.A.C. Section 305, for a period of 180 days. All permits shall expire two (2) years (730 days) from the date of issuance. Before such work can be recommenced, the permit shall be renewed, and the fee will be required to be paid at one-half (½) the fee of the current fee schedule used at the time of re-issuance of the expired permit, provided no changes have been made or will be made in the original plans and specifications for such work.

A permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not to exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once."

C. Section 106.5 Suspension or revocation. Is amended by adding the following paragraph:

"The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if construction noise is generated between the hours of 7:00 p.m. and 7:00 a.m. or as outlined in the American Canyon Municipal Code and/or any Special Condition placed on individual construction projects. Construction noise is defined as noise which is disturbing, excessive, or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations."

16.12.090 Amend Section 107 Permit Fees. Section 107.2 is amended by deleting the first paragraph and replacing it as follows:

"The fees for each permit shall be established by Resolution of the City Council. Where a Technical Code has been adopted by the jurisdiction for which no fee schedule is shown in this Code, the fee required shall be in accordance with the schedule established by Resolution of the City Council."

16.12.100 Amendment of Section 108 Inspections. Section 108.5 is amended by renumbering Section 108.5.3, 108.5.4 and 108.5.5 to be 108.5.4, 108.5.6, and 108.5.9 respectively and by adding the following new sections:

"108.5.3 Roof Sheathing and Shear Inspection. To be performed after roof sheathing and all structural shear panels or walls are in place and secured by nailing or other approved methods."

"108.5.5 Insulation and Infiltration Inspection. To be performed after all the penetrations are sealed, vapor-barrier, insulation, and windows are installed."

"108.5.7 Plaster Inspections. To be performed after the application of the scratch coat, but before the application of the second coat (brown coat) and after the application of the brown coat, but before the final coat (color coat)."

"108.5.8 Utilities Inspection. Utilities shall be permitted to be connected only upon issuance of a Certificate of Occupancy, unless otherwise approved in writing by the Building Official."

16.12.110 Amend Section 202 Definitions, Apartment House. The definition of Apartment House is amended to read as follows:

"Apartment House is any building or portion thereof which contains three or more dwelling rental units that is not a residential condominium as defined in California Civil Code Section 783."

16.12.120 Amend Section 204 Definitions, Condominium, Residential. The definition of Condominium, Residential is amended to read as follows:

"Condominium, residential is any residential unit meeting the criteria as set forth in California Civil Code Section 783."

16.12.130 Amend Section 310.1 - Requirements for Group R Occupancies. Section 310.1, Division 3 of the Building Code is amended in its entirety to read as follows:

"Division 3. Dwellings, Condominiums and Lodging Houses. Congregate Residences (each accommodating 10 persons or less). For occupancy separations, see Table No. 3-B. For occupant load, see Section 1002."

16.12.140 Amend Section 310.12 Special Hazards. The first paragraph of Section 310.12 is amended to read as follows:

"310.12 Special Hazards. Walls and ceilings of every closet containing a gas-fired water heater or central heating plant shall be covered on the interior by not less than a minimum of one-half inch (1/2") thick gypsum board or its equal. If gypsum board is used, joints shall be fire-taped. Chimneys, heating apparatus, gas-fired water heater and/or central heating plant shall conform to the requirements of Chapter 31, the Plumbing Code and the Mechanical Code."

16.12.150 Amend Section 312 - Requirements for Group U Occupancies.

A. The amendments set forth in this Section are found to be reasonable and necessary because of the following local geological and topographical conditions:

1. Local soil conditions (clay soils) tend to be highly expansive.
2. The minimum requirement set forth in the amendment is a more restrictive standard, which will better avoid damage due to the pumping action caused by local expansive soils, which shrink and swell during seasonal drying and wetting conditions.
3. The type and thickness of slab set forth in the amendment is a more restrictive standard, which will prevent damage that can occur from local conditions.

B. Therefore, Section 312.5 - Garage Floor and Driveway, is hereby amended by adding the following requirements to Section 312.5:

"Sec. 312.5 Garage Floor and Driveway Local Amendments.

- A.** The minimum thickness of concrete floor supported directly on the ground shall be not less than four (4) inches.
- B.** The minimum concrete mix shall be 5 sacks per cubic yard of concrete.
- C.** The slab will be reinforced with not less than six (6") inches by six (6") inches, ten-gauge wire mesh or an approved alternate installed at mid-height of the slab.
- D.** The Building Official may, due to soil conditions, require an expansion joint around

the perimeter of a concrete garage floor slab when poured against a foundation stem wall.

- E. Concrete driveway shall be not less than four inches (4") in thickness. One-half inch (1/2") expansion joints shall be provided at the garage, at intervals not to exceed thirty feet (30'), and adjacent to the public sidewalk".

16.12.160 Amend Section 312 - Requirements for Group U Occupancies.

A new Section 312.6 is added by renumbering 312.7 to be 312.8 as follows:

"**Section 312.6, Private Garage Interior.** Private garages which is/are attached to or is/are constructed in conjunction with Group R, Division 1 and 3 Occupancies shall be provided with not less than one-half inch (1/2") gypsum board or equal material throughout, except where required by Section 302.4 to be one-hour fire-resistant. If gypsum board is used, joints shall be fire-taped."

16.12.170 Amend Chapter 3, Table No.3-A - Use or Occupancy. Table No. 3-A of the California Building Code under Group R, Division 3 is amended to read

"Dwellings, Condominiums, Lodging Houses, Congregate Residences."

16.12.180 Amend Section 504 - Allowable Floor Area. A new Exception 2.5 is added to Section 504.6.4 of the California Building Code to read in full as follows:

"**Exception 2.5.** Condominium walls of one-hour fire-resistive construction may terminate at the underside of the roof sheathing, provided that the roof assembly has at least two-hour fire-resistive time period for a width of not less than five (5) feet measured from the wall."

16.12.190 Amend Section 803 - Application of Controlled Interior Finish. Provision 5 is added to Section 803 of the Uniform Building Code to read as follows:

- "5. All interior walls or ceiling finishes in Group R, Division 1 and Group R, Division 3 Occupancies, other than Class 1 materials, which are less than three-eighths inch (3/8") in thickness, shall be applied directly against a backing of not less than one-half inch (1/2") gypsum board or equal. If gypsum board is used, joints shall be fire-taped."

16.12.200 Amend Section 904 - Local Sprinkler Requirements. Section 904.2.12 is added

"Section 904.2.12. The amendments set forth in this Section are found to be reasonable and necessary because of the local geological and topographical conditions as cited by the resolution No. 91-1 and 91-2 of the American Canyon Fire Protection District.

Section 904.2.12 Group R, Division 3 and Group U Occupancies. An automatic sprinkler system shall be installed in all Group R, Division 3 and Group U Occupancies in compliance with National Fire Protection Association 13D standards, where the water service is a minimum of a 5/8 tap off the City's water main. A minimum of a 1-inch water meter shall be installed. Residential or quick-response standard sprinklers shall be used in all dwelling units, additions and Group U Occupancies. The approvals and inspections shall be the responsibility of the Authority having jurisdiction.

16.12.210 Amend Section 1806.1 – Footings. Section 1806.1 of the Building Code is amended by deleting the first paragraph and replacing to read as follows:

"Section 1806.1. The amendments set forth in this Section are found to be reasonable and necessary because of the following local geological and topographical conditions:

- A. Local soil conditions (clay soils) tend to be highly expansive.
- B. The minimum requirement set forth in the amendment is a more restrictive standard, which will better avoid damage due to the pumping action caused by local expansive soils, which shrink and swell during seasonal drying and wetting conditions.
- C. The type and thickness of footing set forth in the amendment is a more restrictive standard, which will prevent damage that can occur from local conditions.

Therefore, Section 1806.1 - Footings, is hereby amended by adding the following requirements to Section 1806.1:

General. Footings and foundations, unless otherwise specifically provided, shall be constructed of reinforced masonry, concrete or treated wood in conformance with Division II and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least six inches (6") (152 mm) above the adjacent finish grade. Footings shall have a minimum depth below natural grade as indicated in Table No.18-I-C unless another depth is recommended by a foundation investigation. Mortar used in foundation walls and footings shall be as specified in Chapter 21. Provisions shall be made to drain under-floor areas when required by the Building Official.

16.12.220 Deletion of second note to U.B.C. Table 18-I-C--Foundations and Retaining Walls. The second note to U.B.C. Table 18-I-C is deleted.

16.12.230 Amend Section 1924 - Minimum Slab Thickness. The amendments set forth in this Section are reasonable and necessary because of the following local geological and topographical conditions:

- A. Local soil conditions (clay soils) tend to be highly expansive.
- B. The minimum requirement set forth in the amendment is a more restrictive standard, which will better avoid damage due to the pumping action caused by local expansive soils, which shrink and swell during seasonal drying and wetting conditions.
- C. The type thickness of slab set forth in the amendment is a more restrictive standard, which will prevent damage, which can occur from local conditions.

Therefore the following amendments to Section 1924 are adopted:

"1924 Concrete Slab. The text of UBC 1924 is deleted and amended to read as follows:

- A. The minimum thickness of concrete floor supported directly on the ground shall be not less than four (4) inches.
- B. The minimum concrete mix shall be 5 sacks per cubic yard of concrete.
- C. The slab will be reinforced with not less than six (6") inches by six (6") inches, ten-gauge wire mesh or an approved alternate installed at mid height of the slab.
- D. Concrete slab floors in dwellings or dwelling areas on the ground, where the average slope of the ground is less than one-fourth inch (1/4") per foot or where the average slope of the ground is not sufficient to permit adequate rain water run off, shall be placed not less than fourteen inches (14") above the adjacent curb grade. Determination of slope elevation shall be made at that portion of the building covering the highest elevation of ground opposite and at right angles to the uppermost section of the curb fronting the building site. In the absence of a curb, the centerline or crown of the street shall govern, excepting, however, that slab floors in garage areas when attached to dwellings may be placed at ground level."

16.12.240 Amend Section 3102 - Chimneys, Fireplaces and Barbecues.

Section 3102.3.8 is amended to delete the noted Exception.

16.12.250 Amend Appendix Chapter 15, Section 1514-General. Section

1514-General is amended to add the following paragraph:

“A spark arrestor conforming to Section 3102.3.8 shall be installed (or the existing replaced if not in conformance with Section 3102.3.8) on all fireplace chimneys before final inspection.”

CHAPTER 16.14
CALIFORNIA ELECTRICAL CODE

Sections:

16.14.010	Title
16.14.020	Code Adoption
16.14.090	Add a
16.14.100	Amend Section 348-1, Use
16.14.110	Add a New Chapter 10

16.14.010 Title. This Chapter shall be cited as the "California Electrical Code" of the City and any reference in the City Municipal Code or any Chapter thereof to the California Electrical Code, CEC or Electrical Code refers and applies to this Chapter and any National Electrical Code adopted by reference in accordance with this Chapter or any section thereof.

16.14.020 Code Adoption. Subject to the particular additions, amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in the "California Electric Code, 2001 Edition", published by the National Fire Protection Association and the California Building Standards Commission, The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials and amended by the City as applicable to the California Electrical Code, copies of which are on file in the office of the Building Official, and any and all references thereto are adopted as the Electrical Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof referred to are hereby

16.14.030 Amendments. The amendments set forth in this Section are found to be reasonable and necessary because of the following local geological and topographical conditions:

- A. The City of American Canyon is located in an active Seismic Zone 4
- B. Nonmetallic-sheathed cable is not afforded the same protection from damage as wiring in raceways.
- C. Damage to Nonmetallic-sheathed cable could occur in a seismic event, which increases the potential for a fire or personal injury.
- D. The minimum requirement set forth in the amendment is a more restrictive standard which will better prevent damage which can occur from local conditions.

Therefore, the National Electrical Code as adopted by Section 16.28.020 is adopted with the following amendments:

A. **Article 336-5 – Uses not permitted**, is deleted and replaced with the following:

"Sec. 336.5 NM or NMC Cables Uses Not Permitted.

A. Types NM and NMC cables shall not be used:

1. In any dwelling or structure three floors above grade
2. As service-entrance cable;
3. Embedded in poured cement, concrete, or aggregate; or
4. In any non-residential occupancy

B. For purposes of this article, the first floor of the building shall be that floor that has 50% (percent) or more of the exterior wall surface level with or above finished grade.

C. One additional level that is the first level and not designated for human habitation and used only for vehicle parking, storage, or similar use shall be permitted.

B. **Section 348-1, Use**, is amended by adding a sentence at the end of the second paragraph of Section 348-1 as follows:

"Electrical metallic tubing shall not be used in the ground floor slab, or in direct contact with the earth."

16.14.040 Amend by Adding a New Chapter 10. A new Chapter 10 is added to the Electrical Code to incorporate Table 3-B of the Uniform Administrative Code, Electrical Fees.

CHAPTER 16.16

CALIFORNIA MECHANICAL CODE

Sections:

16.16.010	Title
16.16.020	Code Adoption
16.16.030	Amend Section 102.2.5.3 - Powers and Duties of the Building Official
16.16.040	Add Section 102.4 - Board of Appeals
16.16.050	Amend Section 103.3.4 Expiration
16.16.060	Amend Section 103.3.5 Suspension or revocation
16.16.070	Amend Section 103.4 Permit Fees

16.16.010 Title. This Chapter shall be cited as the "California Mechanical Code" of the City and any reference in the City Municipal Code or any Chapter thereof to the California Mechanical Code, CMC or Mechanical Code refers and applies to this Chapter.

16.16.020 Code Adoption. Subject to the particular additions, amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in the "California Mechanical Code, 2001 Edition", copyrighted and published in 2000 by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission, a copy of which is on file in the office of the Building Official, and any and all references thereto are adopted as the California Mechanical Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof referred to are hereby adopted and made part of this Chapter as though fully set forth at length.

16.16.030 Amend Section 102.2.5.3 - Powers and Duties of the Building Official.

A. Section 102.2.5.3, Authority to Disconnect Utilities, is hereby amended by adding a new paragraph at the end of the first paragraph as follows:

"The Building Official is hereby authorized to disconnect and order discontinuance of electric service to any electric wiring, devices, appliances or equipment found to be in violation of this Code under any of the following conditions:

1. Failure of the owner or electrical contractor to secure the required electrical permit.

2. Hazardous electrical work found to be dangerous to life or property due to defective wiring, devices, appliances or equipment.
3. Electrical work connected to service without the approval of the Electrical Inspector.
4. Temporary power pole that has been connected for more than six months. The holder of the building or electrical permit may request and additional six months if such request is submitted in writing prior to the expiration of the initial six month period.
5. Any order issued pursuant to this section maybe made either to the person using and maintaining the condition or to the person responsible for its use and maintenance, and shall specify the date or time for compliance with its terms.

B. Section 102.2.5.4 Authority to Condemn Building Service Equipment, is amended by adding the following paragraph:

"Whenever the Chief Building Inspector, under the direction of the Building Official finds any electrical, liquid petroleum or natural gas service and or appliance to have been unlawfully installed, changed or altered, or to be operated or used in a manner or under conditions contrary to the provisions of this chapter or, in the judgment of the Chief Building Inspector to be defective or unsafe or dangerous to person or property, the Chief Building Inspector shall have the authority and power, and he is hereby authorized and empowered, to condemn such unlawfully installed, changed or altered, or unlawfully operated or used, or defective, unsafe or dangerous electrical, liquid petroleum or natural gas service or equipment and to prohibit the further use thereof until the said unlawful, defective, unsafe or dangerous conditions with respect thereto shall have been remedied. The Chief Building Inspector is authorized and empowered to disconnect any such electrical, liquid petroleum or natural gas equipment from its source of current supply and to place a seal thereon, or to order and require the person supplying electrical, liquid petroleum or natural gas energy to such equipment to discontinue his supply or service of electrical, liquid petroleum or natural gas energy to such equipment.

In any specific case, the Chief Building Inspector, under the direction of the Building Official may take action in any or every manner heretofore authorized, as the circumstances and conditions of the case shall, in his discretion, warrant".

C. Section 102.2.2, Deputies, is hereby amended and adopted as follows:

"In the City of American Canyon, the Chief Building Inspector shall supervise and have charge of all inspections relating to the enforcement of the Codes adopted hereunder."

16.16.040 Add Section 102.4 - Board of Appeals. Add Section 102.4 to the California Plumbing Code and adopt as follows:

"102.4 General. In order to determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations of the provisions of this Code, there is hereby created a Board of Appeals, consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and are not members of the jurisdiction. The Building Official shall be and ex-officio member and shall act as Secretary to the Board. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. Alternatively, the City may enter into agreements with one or more jurisdictions with an established Appeals Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a duplicate copy to the appellant, and may recommend to the City Council such new legislation as is consistent with those decisions.

Appeals from any findings by the Board of Appeals may be made by the applicant, a member of the City Council or the Building Official upon request in writing to the City Council within ten (10) days from the date of the Board's action."

16.16.050 Amend Section 103.3.4 Expiration. Section 103.3.4 is amended by adding this sentence to the end of the first paragraph and replacing it as follows:

"All permits shall expire two (2) years (730 days) from the date of issuance. Before such work can be recommenced, the permit shall be renewed, and the fee will be required to be paid at one-half (½) the fee of the current fee schedule used at the time of re-issuance of the expired permit, provided no changes have been made or will be made in the original plans and specifications for such work."

16.16.060 Amend Section 103.3.5 Suspension or revocation. Is amended by adding the following paragraph:

"The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if construction noise is generated between the hours of 7:00 p.m. and 7:00 a.m. or as outlined in the American Canyon Municipal Code and/or any Special Condition placed on individual construction projects. Construction noise is defined as noise which is disturbing, excessive, or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations."

16.16.070 Amend Section 103.4 Permit Fees. Section 103.4.1 is amended by deleting the first paragraph and replacing it as follows:

“103.4 Permit Fees. The fees for each permit shall be established by Resolution of the City Council. Where a Technical Code has been adopted by the jurisdiction for which no fee schedule is shown in this Code, the fee required shall be in accordance with the schedule established by Resolution of the City Council.”

CHAPTER 16.18
CALIFORNIA PLUMBING CODE

Sections:

16.18.010	Title
16.18.020	Code Adoption
16.18.030	Amend Section 102.2.5.3 - Powers and Duties of the Building Official
16.18.040	Add Section 102.4 - Board of Appeals
16.18.050	Amend Section 103.3.4 Expiration
16.18.060	Amend Section 103.3.5 Suspension or revocation
16.18.070	Amend Section 103.4 Permit Fees
16.18.080	Amend Section 413.1 Fixture Count
16.18.090	Amend Section 510.0 Protection from Damage

16.18.010 Title. This Chapter shall be cited as the "California Plumbing Code" of the City and any reference in the City Municipal Code or any Chapter thereof to the Uniform Plumbing Code, CPC or Plumbing Code refers and applies to this Chapter.

16.18.020 Code Adoption. Subject to the particular additions, amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in the "California Plumbing Code, 2001 Edition", copyrighted and published in 2000 by the International Association of Plumbing and Mechanical Officials, and the California Building Standards Commission including tables and appendices thereto and including the IAPMO Installation Standards; and deleting Table 4-1, Minimum Plumbing Facilities; and adopted by reference copy of which is on file in the office of the Building Official, and any and all references thereto are adopted as the California Plumbing Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof referred to are hereby adopted and made part of this Chapter as though fully set forth at length.

16.18.030 Amend Section 102.2.5.3 - Powers and Duties of the Building Official.

A. Section 102.2.5.3, Authority to Disconnect Utilities, is hereby amended by adding a new paragraph at the end of the first paragraph as follows:

"The Building Official is hereby authorized to disconnect and order discontinuance of electric service to any electric wiring, devices, appliances or equipment found to be in violation of this Code under any of the following conditions:

1. Failure of the owner or electrical contractor to secure the required electrical permit.
2. Hazardous electrical work found to be dangerous to life or property due to defective wiring, devices, appliances or equipment.
3. Electrical work connected to service without the approval of the Electrical Inspector.
4. Temporary power pole that has been connected for more than six months. The holder of the building or electrical permit may request an additional six months if such request is submitted in writing prior to the expiration of the initial six month period.
5. Any order issued pursuant to this section may be made either to the person using and maintaining the condition or to the person responsible for its use and maintenance, and shall specify the date or time for compliance with its terms.

B. Section 102.2.5.4 Authority to Condemn Building Service Equipment, is amended by adding the following paragraph:

"Whenever the Chief Building Inspector, under the direction of the Building Official finds any electrical, liquid petroleum or natural gas service and or appliance to have been unlawfully installed, changed or altered, or to be operated or used in a manner or under conditions contrary to the provisions of this chapter or, in the judgment of the Chief Building Inspector to be defective or unsafe or dangerous to person or property, the Chief Building Inspector shall have the authority and power, and he is hereby authorized and empowered, to condemn such unlawfully installed, changed or altered, or unlawfully operated or used, or defective, unsafe or dangerous electrical, liquid petroleum or natural gas service or equipment and to prohibit the further use thereof until the said unlawful, defective, unsafe or dangerous conditions with respect thereto shall have been remedied. The Chief Building Inspector is authorized and empowered to disconnect any such electrical, liquid petroleum or natural gas equipment from its source of current supply and to place a seal thereon, or to order and require the person supplying electrical, liquid petroleum or natural gas energy to such equipment to discontinue his supply or service of electrical, liquid petroleum or natural gas energy to such equipment.

In any specific case, the Chief Building Inspector, under the direction of the Building Official may take action in any or every manner heretofore authorized, as the circumstances and conditions of the case shall, in his discretion, warrant".

C. Section 102.2.2, Deputies, is hereby amended and adopted as follows:

"In the City of American Canyon, the Chief Building Inspector shall supervise and have charge of all inspections relating to the enforcement of the Codes adopted hereunder."

16.18.040 Add Section 102.4 - Board of Appeals. Add Section 102.4 to the California Plumbing Code and adopt as follows:

"102.4 General. In order to determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations of the provisions of this Code, there is hereby created a Board of Appeals, consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and are not members of the jurisdiction. The Building Official shall be and ex-officio member and shall act as Secretary to the Board. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. Alternatively, the City may enter into agreements with one or more jurisdictions with an established Appeals Board. The Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a duplicate copy to the appellant, and may recommend to the City Council such new legislation as is consistent with those decisions.

Appeals from any findings by the Board of Appeals may be made by the applicant, a member of the City Council or the Building Official upon request in writing to the City Council within ten (10) days from the date of the Board's action."

16.18.050 Amend Section 103.3.4 Expiration. Section 103.3.4 is amended by adding this sentence to the end of the first paragraph and replacing it as follows:

"All permits shall expire two (2) years (730 days) from the date of issuance. Before such work can be recommenced, the permit shall be renewed, and the fee will be required to be paid at one-half (½) the fee of the current fee schedule used at the time of re-issuance of the expired permit, provided no changes have been made or will be made in the original plans and specifications for such work.

16.18.060 Amend Section 103.3.5 Suspension or revocation. Is amended by adding the following paragraph:

"The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code if construction noise is generated between the hours of 7:00 p.m. and 7:00 a.m. or as outlined in the American Canyon Municipal Code and/or any Special Condition placed on individual construction projects. Construction noise is defined as noise which is disturbing, excessive, or offensive and constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in the area, which is generated by the use of any tools, machinery or equipment used in connection with construction operations."

16.18.070 Amend Section 103.4 Permit Fees. Section 103.4.1 is amended by deleting the first paragraph and replacing it as follows:

“103.4 Permit Fees. The fees for each permit shall be established by Resolution of the City Council. Where a Technical Code has been adopted by the jurisdiction for which no fee schedule is shown in this Code, the fee required shall be in accordance with the schedule established by Resolution of the City Council.”

16.18.080 Amend Section 413.1 Fixture Count. Amend by deleting the reference to Table 4-1 and replacing that with CBC Appendix Chapter 29.

16.18.090 Amend Section 510.0, Protection From Damage. Section 510.0 of the California Plumbing Code, 2001 Edition, is amended by adding new subsections 510.9 and 510.10 as follows:

“510.9 The property owner of a Group R or Group U Occupancy shall be required to conform to Sections 510.1 through 510.5 inclusive in either of the following instances:

1. When the valuation of an addition, alteration, or repair to a Group R or Group U Occupancy exceeds \$1,000.00 and a permit is required.
Exception: Repairs to exterior surfaces of a Group R or Group U Occupancy.
2. At any time Title to the property changes, either by sale, refinancing, or any other form of change in the manner Title to the property is held.

510.10. On replacement of a water heater(s), the requirements of subsection 510.1 may be waived, in the sound discretion of the Chief Building Inspector, under the direction of the Building Official.”

CHAPTER 16.20
UNIFORM SOLAR ENERGY CODES

Sections:

- 16.20.010 Title**
- 16.20.020 Adoption of the Uniform Solar Energy Codes,**
- 16.20.030 Amend Part I, Administration, of the Uniform Solar Energy Code**

16.20.010 Title. This Chapter shall be cited as the Uniform Solar Energy Codes of the City and any reference in the City Municipal Code or any Chapter thereof to the Uniform Solar Energy Code or Solar Energy Code refers and applies to this Chapter.

16.20.020 Adoption of the Uniform Solar Energy Code. Subject to the particular additions, amendments and deletions set forth in this Chapter, all the rules, regulations, provisions and conditions set forth in the "Uniform Solar Energy Code, 2000 edition" including appendices thereto and tables thereof, copyrighted in 2000 by the "International Association of Plumbing and Mechanical Officials"(IAPMO), a copy of which is on file in the office of the Building Official, and any and all references thereto are adopted as the Solar Energy Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof referred to are hereby adopted and made part of this Chapter, as though fully set forth at length.

16.20.030 Amend Part I, Administration, of the Uniform Solar Energy Code. Part I is superseded by the Uniform Administrative Code, 1997 Edition as amended.

CHAPTER 16.22

UNIFORM SECURITY CODE

Sections:

- 16.22.010 Title
- 16.22.020 Adoption of the Uniform Security Code
- 16.22.030 Amend Chapter 1, Administration, of the Uniform Security Code

16.22.010 Title. This Chapter shall be cited as the Uniform Security Code of the City and any reference in the City Municipal Code or any Chapter thereof to the Uniform Security Code or Security Code refers and applies to this Chapter.

16.22.020 Adoption of the Uniform Security Code. Subject to the particular additions, amendments, and deletions set forth in this Chapter, all the rules, regulations, provisions, and conditions set forth in "Uniform Security Code, 1997 edition", copyrighted and published in 1997 by the International Conference of Building Officials, a copy of which is on file in the office of the Building Official, and any and all references thereto are adopted as the Uniform Security Code or Security Code of the City of American Canyon and each and all of the regulations, provisions, penalties, conditions and terms thereof referred to are hereby adopted and made part of this Chapter as though fully set forth at length.

16.22.030 Amend Chapter 1, Administration, of the Uniform Security Code. Chapter 1 is superseded by the Uniform Administrative Code, 1997 Edition as amended.