



ORDINANCE NO. 2007- 10

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON
ADOPTING BY REFERENCE THE 2007 EDITIONS OF THE CALIFORNIA CODE OF
REGULATIONS TITLE 24 AND RELATED MODEL CODES WITH APPENDICES AND
AMENDMENTS AS IDENTIFIED HEREIN THROUGH EXPRESS FINDINGS OF LOCAL
NECESSITY; REPEALING ORDINANCE 2002-08 OF THE CITY OF AMERICAN CANYON
AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT
THEREWITH**

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the California 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 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 referenced California and model Codes and it has been determined that certain local amendments are necessary to protect the health, safety, and welfare of its residents; and

WHEREAS, Government Code section 50022 et seq., empowers the City to adopt by reference various Codes including the CALIFORNIA ADMINISTRATIVE CODE, 2007 Edition; the CALIFORNIA BUILDING CODE, 2007 Edition; CALIFORNIA ELECTRICAL CODE, 2007 Edition; the CALIFORNIA MECHANICAL CODE, 2007 Edition; the CALIFORNIA PLUMBING CODE, 2007 Edition; the CALIFORNIA ENERGY CODE, 2007 Edition; the CALIFORNIA HISTORICAL CODE, 1997 Edition; the CALIFORNIA REFERENCED STANDARDS CODE, 2007 Edition; the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 Edition; UNIFORM CODE for the ABATEMENT OF DANGEROUS BUILDINGS, 1997 Edition; and

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

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

Section 1: That Ordinance 2002-08 entitled 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 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 2: The current Chapter 16 of the City of American Canyon Municipal Code is hereby repealed.

Section 3: A new Chapter 16 of the City of American Canyon Municipal Code, to be titled "Building and Construction Codes," adopting the various California and model codes with local amendments, is hereby added to the City of American Canyon Municipal Code to read as set forth in Exhibit A, attached herein and incorporated by reference.

Section 4: The City Council of the City of American Canyon finds and declares that the additions, modifications, and changes made to these codes are necessary for the protection of the public health, safety, and welfare due to climatic, geological, or topographical conditions. These amendments are authorized under Health and Safety Code Sections 18941.5 and 17958 and are read as set forth in Attachment A:

Section 5: 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 the Vallejo Times Herald and thereupon and thereafter this Ordinance shall take effect and be in force according to law.

Section 6: 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, 2008.

Section 7: 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 8: The provisions of this Ordinance shall be severable. If any portion is found to be unconstitutional, illegal or invalid, the remainder shall survive and remain effective and enforceable.

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 20th day of November, 2007, by a vote of 4-0-1, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon held on the 4th day of December, 2007.

AYES: Garcia, Bennett, Callison, West

NOES: None

ABSTAIN: None

ABSENT: Coffey




Leon Garcia, Mayor

APPROVED AS TO FORM:



William D. Ross, City Attorney

ATTEST:


Dorothy Roadman, City Clerk

Chapter 16.01

GENERAL PROVISIONS

Sections:

16.01.010	Title
16.01.020	Purpose
16.01.030	Administration of Chapter
16.01.040	Applicability of Certain Terms
16.01.050	Stop Work Order

16.01.010 **Title.** The Title of Chapter 16 shall be "Building and Construction Codes."

16.01.020 **Purpose.** Building Codes are adopted as a means of regulating the construction, alteration, and maintenance of buildings. This Building and Construction Code is intended to:

- A. Promote the health, safety, and welfare of the residents of the City of American Canyon and other persons visiting the City; and
- B. Ensure compliance with local, state, and nationally adopted standards and methods of building construction; and
- C. Enable the Chief Building Official to enforce the provisions of this Chapter.

16.01.030 **Administration of Chapter.** The provisions of this Chapter shall be administered by the Chief Building Official, who is the enforcement officer for all provisions, unless otherwise specified in a particular section, and his authorized representatives. All other officers and employees of the City shall assist and cooperate in the administration of this Chapter.

16.01.040 **Applicability of Certain Terms.** Whenever in any of the codes adopted in this Chapter the term "Building Official" is used, it shall mean the Chief Building Official or their designee.

Whenever in any of the codes adopted in this Chapter the term "Authority Having Jurisdiction" is used, it shall mean the Chief Building Official or their designee.

Whenever in any of the codes adopted in this Chapter the term "Fire Marshal" is used, it shall mean the Fire Chief of the American Canyon Fire Protection District or their designee.

Whenever in any of the codes adopted in this Chapter the term "Health Officer" is used, it shall mean the authorized representative of the Napa County Environmental Health Department.

16.01.050 **Stop Work Order.** Whenever a Stop-Work Order is placed on any project or a project is otherwise found to be in violation of the requirements specified in Chapter 16 of the City of American Canyon Municipal Code, an investigation fee in addition to the permit fee shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be two times the amount of the permit fee required by the fee schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Chapter 16.02

CALIFORNIA ADMINISTRATIVE CODE

Sections:

16.02.010	Title
16.02.020	Code Adoption

16.02.010 Title. This chapter shall be cited as the "CALIFORNIA ADMINISTRATIVE CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the California Administrative Code, CAC, or Administrative Code, refers and applies to this chapter.

16.02.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Administrative Code, 2007 Edition," published by the International Code Council and copyrighted by the California Building Standards Commission. The documents identified in this Section are adopted in their entirety. A copy of the adopted California Administrative Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.03

CALIFORNIA BUILDING CODE

Sections:

16.03.010	Title
16.03.020	Code Adoption
16.03.030	Appendices
16.03.040	Findings and Determination
16.03.050	Amend Section 108.4.2 Fees
16.03.060	Amend Section 111.2.1.1 Enforcement
16.03.070	Amend Section 903.2 Where Required
16.03.080	Amend Section 903.4.2 Alarms
16.03.090	Amend Table 1505.1 Minimum Roof Covering Classification
16.03.100	Amend Section 1510 Reroofing
16.03.110	Amend Table 2305.3.4 Maximum Shear Wall Dimension Aspect Ratios
16.03.120	Delete Section 2306.4.5 Shear walls Sheathed with Other Materials
16.03.130	Delete Table 2306.4.5 Allowable Shear for Wind or Seismic Forces for Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies
16.03.140	Amend Section 2308.9.3 Bracing
16.03.150	Delete Section 2505 Shear Wall Construction
16.03.160	Amend Appendix Chapter 1, Section 105.6 Suspension or Revocation
16.03.170	Amend Appendix Chapter 1, Section 108.2 Schedule of Permit Fees
16.03.180	Amend Appendix Chapter 1, Section 112 Board of Appeals
16.03.190	Amend Appendix Chapter 1, Section 113 Violations
16.03.200	Amend Appendix H Section H101.2 Signs Exempt from Permits

16.03.010 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.

16.03.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Building Code, 2007 Edition," published and copyrighted by the International Code Council. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.03.030 through 16.03.190 of this Chapter. A copy of the adopted California Building Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.03.030 Appendices. The Building Code as adopted by Section 16.02.020 is amended and adopted with the following appendices:

Appendix Chapter 1, Administration

Appendix Chapter G, Flood Resistant Construction

Appendix Chapter H, Signs

Appendix Chapter I, Patio Covers

16.03.040 Findings and Determination. As permitted in Health and Safety Code Section 17958.7, the City of American Canyon finds and determines the local amendments to 2007 California Building Code are either administrative in nature or reasonably necessary to protect the health, safety and general welfare of the public due to local climatic, geological or topographical conditions. Those findings are as follows:

Express Finding Number 1: Climatic. The city is located in a climatic zone with precipitation ranging from 15 to 26 inches per year. Ninety-five percent of precipitation falls during the months of November through April, leaving a dry period of approximately six months each year. Relative humidity remains moderate most of the time. High temperatures in the summer average in the mid 80 degrees Fahrenheit and in the winter in the mid 50 degrees Fahrenheit. Prevailing winds in the area are common with gusts up to 35 miles per hour. These climatic conditions, along with our topography, necessitate a greater requirement for fire-sprinklers in residential construction, a minimum Class B roof covering and adequate spark arrestors.

Express Finding Number 2: Geological. The city is located in Seismic Design Category D, which is indicative of high seismic vulnerability. The West Napa fault is documented to be present in our city. The area includes various soil conditions and areas with significant movement potential. Buildings and other structures in Seismic Design Category D can experience major seismic damage. These geological conditions necessitate the prohibition of gypsum as a lateral-resisting building element, and the restriction of Portland cement plaster as a lateral-resisting building element to one story structures of R-3 and U-1 occupancies.

Express Finding Number 3: Topographical. Areas of highly combustible dry grasses, weeds, brush and trees adjacent to structures are common throughout the city. Above ground electrical power transmission lines are suspended through trees and above large areas of dry vegetation. The arrangement of man-made features around many buildings greatly limits any approach to all but one side of a building. The area immediately adjacent to the eastern border of the city has been classified as moderate and high fire severity zones under the Fire and Resource Assessment Program of the California Department of Forestry and Fire Protection. These topographical conditions, along with our climate, necessitate a greater requirement for fire-sprinklers in residential construction, a minimum Class A roof covering and adequate spark arrestors.

16.03.050 Amend Section 108.4.2 Fees. Section 108.4.2 is deleted and replaced as follows:

Section 108.4.2 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.*

The Chief Building Official or his or her designee shall collect fees for permits and services specified in this title. Where the Chief Building Official or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee,

the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.03.060 Amend Section 111.2.1.1 Enforcement. Section 111.2.1.1 item 1 is deleted and replaced with the following:

1. The City of American Canyon shall delegate the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the California Building Standards Code, to the Chief of the American Canyon Fire Protection District.

16.03.070 Amend Section 903.2. Section 903.2 of Chapter 9 is deleted based upon Express Findings 1 and 3 in 16.03.040, and replaced with the following section:

903.2 Where required. Approved automatic fire sprinkler systems shall be provided in the locations described in this section.

903.2.1 New Construction.

1. Must comply with the American Canyon General Building Standards for residential, multi-family residential, commercial and industrial occupancies.

2. When approved by the Fire Code Official spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of no less than 1-hour fire-resistance-rated wall and 2-hour fire-resistance-rate floor/ceiling assemblies.

3. Automatic fire sprinkler protection for fixed guideway transit systems shall be as per Section 903.2.17.

4. Detached Group U private garages and carports accessory to a Group R-3 occupancy and less than 1,000 square feet.

5. Detached pool houses, workshops, barns and similar structures, built in conjunction with existing non-sprinklered single family residences and provided the new structure is less than 1,000 square feet, is not intended for use as a dwelling unit and complies with the separation distances and exterior fire protection ratings of the Building Code.

6. Detached non-combustible canopies less than 3,000 square feet in roof area used exclusively for vehicle washing facilities or vehicle fuel dispensing stations.

7. Group B or M occupancies less than 600 square feet.

8. Detached, unenclosed gazebos or shade structures less than 1,000 square feet.

9. Detached restroom facilities associated with golf courses, parks and similar uses.

10. Shipping containers used for storage purpose and located not closer than 5 feet to a building, property line or other container.

903.2.2 Additions. An automatic sprinkler system shall be installed throughout any existing commercial or residential building when the floor area of the addition (including mezzanines)

within any three year period exceeds 50% of the existing floor area of the building or when an additional story is added.

903.2.3 Alterations or repairs. For alterations or repairs to existing buildings involving demolition or rehabilitation of more than 50% of the existing floor area, the building shall meet the sprinkler requirements for a newly constructed building.

Exception: One time alterations made solely for the purpose of complying with the Americans with Disabilities Act.

903.2.4 Change of Occupancy. Any change of occupancy when the proposed new occupancy classification is more hazardous based on a fire and life safety evaluation by the Fire Code Official and Building Code Official, including conversion of buildings to single family residences, accessory dwelling units, bed and breakfast, inns, lodging houses or congregate residences for 10 or less persons or other similar uses an automatic fire sprinkler system shall be installed throughout.

903.2.5 Floor control valves. Approved supervised indicating control valves and flow switches shall be provided at the point of connection to the riser on each floor in buildings exceeding two stories in height.

903.2.7 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

903.2.7.2 Group R-3 and Group U Occupancies. An approved automatic sprinkler system shall be installed in new one- and two-family dwellings and attached private garages in accordance with Section 903.3.1.3 of the California Building Code, 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.

An automatic sprinkler system designed in accordance with section 903.3.1.3 shall not be utilized in Group R-4.

16.03.080 Amend Section 903.4.2. Alarms. Delete Section 903.4.2 and replace as follows:

903.4.2 Alarms. Approved audible and visual notification devices shall be connected to every automatic sprinkler system to alert occupants within each separate occupancy or separate residential dwelling unit. Audible alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

16.03.090 Amend Table 1505.1 Minimum Roof Covering Classification. Table 1505.1 to be deleted and based upon Express Findings 1 and 3 in 16.03.040, and replaced with the following:

Table 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

16.03.100 Amend Section 1510 Reroofing. Section 1510 is amended and based upon Express Findings 1 and 3 in 16.03.040, to add the following section:

1510.7 Spark Arrestor. *Whenever a permit has been issued for reroofing, a spark arrestor conforming to Section 2802 shall be installed (or the existing replaced if not in conformance with Section 2802) on all fireplace chimneys before final inspection and approval.*

16.03.110 Amend Table 2305.3.4 Maximum Shear Wall Dimension Aspect Ratios. Table 2305.3.4 to be deleted based upon Express Findings 2 in 16.03.040, and replaced with the following:

TABLE 2305.3.4
MAXIMUM SHEAR WALL DIMENSION ASPECT RATIOS

TYPE	MAXIMUM HEIGHT-WIDTH RATIO
Wood structural panels or particleboard, nailed edges	For other than seismic: 3 ½ :1 For seismic: 2:1 ^a
Diagonal sheathing, single	2:1
Fiberboard	1½ :1

a. For design to resist seismic forces, shear wall height-width ratios greater than 2:1, but not exceeding 3½:1, are not permitted provided the allowable shear values in Table 2306.4.1 are multiplied by 2w/h.

16.03.120 Delete Section 2306.4.5 Shear walls Sheathed with Other Materials. Delete entire Section 2306.4.5 based upon Express Findings 2 in 16.03.040.

16.03.130 Delete Table 2306.4.5 Allowable Shear for Wind or Seismic Forces for Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies. Delete entire Table 2306.4.5 based upon Express Findings 2 in 16.03.040.

16.03.140 Amend Section 2308.9.3 Bracing. The text of section 2308.9.3 is deleted based upon Express Findings 2 in 16.03.040, and replaced with the following:

2308.9.3 Bracing. Braced wall lines shall consist of braced wall panels that meet the requirements for location, type and amount of bracing as shown in Figure 2308.9.3, specified in Table 2308.9.3(1) and are in line or offset from each other by not more than 4 feet (1219 mm). Braced wall panels shall start not more than 12 ½ feet (3810 mm) from each end of a braced

wall line. Braced wall panels shall be clearly indicated on the plans. Construction of braced wall panels shall be by one of the following methods:

1. Wood boards of 5/8 -inch (15.9 mm) net minimum thickness applied diagonally on studs spaced not over 24 inches (610 mm) on center.
2. Wood structural panel sheathing with a thickness not less than 5/16 -inch (7.9 mm) for a 16-inch (406 mm) stud spacing and not less than 3/8 -inch (9.5 mm) for a 24 inch (610 mm) stud spacing in accordance with Tables 2308.9.3(2) and 2308.9.3(3).
3. Fiberboard sheathing panels not less than 1/2 -inch (13 mm) thick applied vertically or horizontally on studs spaced not over 16 inches (406 mm) o.c. where installed with fasteners in accordance with Section 2306.4.4 and Table 2306.4.4.
4. Particleboard wall sheathing panels where installed in accordance with 2308.9.3(4).
5. Portland cement plaster on studs spaced 16 inches (406 mm) on center installed in accordance with Section 2510, *and is limited to one story structures of R-3 and U-1 occupancies.*
6. Hardboard panel siding when installed in accordance with Section 2303.1.6 and Table 2309.9.3(5).

For cripple wall bracing see Section 2308.9.4.

For methods 1, 2, 3, 4, 5 and 6, each braced wall panel must be at least 48 inches (1219 mm) in length, covering three stud spaces where studs are 16 inches (406 mm) apart and covering two stud spaces where studs are spaced 24 inches (610 mm) apart.

All vertical joints of panel sheathing shall occur over studs. Horizontal joints shall occur over blocking equal in size to the studding except where waived by the installation requirements for the specific sheathing materials.

Sole plates shall be nailed to the floor framing and top plates shall be connected to the framing above in accordance with Table 2308.3.2. Sills shall be bolted to the foundation or slab in accordance with Section 1805.6. Where joists are perpendicular to braced wall lines above, blocking shall be provided under and in line with the braced wall panels.

16.03.150 Delete Section 2505 Shear Wall Construction. Section 2505 is deleted based upon Express Findings 2 in 16.03.040.

16.03.160 Amend Appendix Chapter 1, Section 105.6 Suspension or Revocation. Appendix Chapter 1 Section 105.6 is deleted and replaced as follows:

105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

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.

16.03.170 Amend Appendix Chapter 1, Section 108.2 Schedule of Permit Fees.

Appendix Chapter 1 Section 108. 2 is deleted and replaced as follows:

Section 108.2 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.*

The Chief Building Official or their designee shall collect fees for permits and services specified in this title. Where the Chief Building Official director or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.03.180 Amend Appendix Chapter 1, Section 112 Board of Appeals.

Appendix Chapter 1 Section 112 is deleted and replaced as follows:

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the *City Council* and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. *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.*

Alternatively, the City may use Five (5) Building Official members of the Napa-Solano Chapter of the International Code Council (NSICC), chosen on a case-by-case basis, to serve as the Board of Appeals for the City of American Canyon. The NSICC, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1978 to help maintain consistent and uniform code enforcement and code interpretation within the jurisdictions of Napa and Solano counties. Building Officials from jurisdictions within Napa and Solano counties and neighboring counties are members of the NSICC.

Building Official members of the NSICC are well versed in the technical and administrative provisions of construction codes.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code. *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.*

112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

16.03.190 Amend Appendix Chapter 1, Section 113 Violations. Appendix Chapter 1 Section 113 is deleted and replaced as follows:

113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code *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.*

16.03.200 Amend Appendix H Section H101.2 Signs Exempt from Permits. Appendix Chapter H Section H101.2 is deleted and replaced as follows:

H101.2 Signs exempt from permits. The following signs are exempt from the requirements to obtain a permit before erection:

1. Painted nonilluminated signs *not exceeding 9 square feet (2.74m²).*
2. Temporary signs announcing the sale or rent of property *not exceeding 9 square feet (2.74m²).*
3. Signs erected by transportation authorities.
4. Projecting signs not exceeding 2.5 square feet (0.23m²).
5. The changing of moveable parts of an approved sign that is designed for such changes, or the repainting or repositioning of display matter shall not be deemed an alteration.

Chapter 16.04

CALIFORNIA ELECTRICAL CODE

Sections:

16.04.010	Title
16.04.020	Code Adoption
16.04.030	Appendices
16.04.040	Amend Section 89.108.4.2 Fees
16.04.050	Amend Section 89.108.8.1 Appeals Board
16.04.060	Amend Annex G Section 80.19 (E) Fees
16.04.070	Amend Annex G Section 80.19 (G) Revocation of Permits
16.04.080	Amend Annex G Section 80.23 (B) Penalties

16.04.010 Title. This chapter shall be cited as the "CALIFORNIA ELECTRICAL CODE" of the City of American Canyon 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.

16.04.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Electrical Code, 2007 Edition," published by BNI Publications, Inc. and copyrighted by the National Fire Protection Association and the California Building Standards Commission. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.04.030 through 16.04.080 of this Chapter. A copy of the adopted California Electrical Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.04.030 Appendices. The Electrical Code as adopted by Section 16.03.020 is amended and adopted with the following appendices sections:

Annex G Section 80.19 Permits and Approvals

Annex G Section 80.21 Plans Review

Annex G Section 80.23 Notice of Violations, Penalties

16.04.040 Amend Section 89.108.4.2. Section 89.108.4.2 is deleted and replaced as follows:

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.*

The Chief Building Official or his or her designee shall collect fees for permits and services specified in this title. Where the Chief Building Official director or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.04.050 Amend Section 89.108.8.1. Section 89.108.8.1 is deleted and replaced as follows:

89.108.8.1 General. *Every city, county, or city and county shall establish a local appeals board and a housing appeal board. The local appeals board and housing appeals board shall each be comprised of at least five voting members. The board of appeals and housing appeals board shall each be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. 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.*

Alternatively, the City may use Five (5) Building Official members of the Napa-Solano Chapter of the International Code Council (NSICC), chosen on a case-by-case basis, to serve as the Board of Appeals for the City of American Canyon. The NSICC, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1978 to help maintain consistent and uniform code enforcement and code interpretation within the jurisdictions of Napa and Solano counties. Building Officials from jurisdictions within Napa and Solano counties and neighboring counties are members of the NSICC.

Building Official members of the NSICC are well versed in the technical and administrative provisions of construction codes.

16.04.060 Amend Annex G Section 80.19 (E) Fees. Annex G Section 80.19 (E) is deleted and replaced as follows:

(E) 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.*

The Chief Building Official or their designee shall collect fees for permits and services specified in this title. Where the Chief Building Official or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.04.070 Amend Annex G Section 80.19 (G) Revocation of Permits. Annex G Section 80.19 (G) is deleted and replaced as follows:

(G) Revocation of Permits. Revocation of permits shall conform to the following:

(1) The authority having jurisdiction shall be permitted to revoke a permit or approval issued if any violation of this Code is found upon inspection or in case there have been any false statements or misrepresentations submitted in the application or plans on which the permit or approval was based.

(2) Any attempt to defraud or otherwise deliberately or knowingly design, install, service, maintain, operate, sell, represent for sale, falsify records, reports, or applications, or other related activity in violation of the requirements prescribed by this Code shall be a violation of this Code. Such violations shall be cause for immediate suspension or revocation of any related licenses, certificates, or permits issued by this jurisdiction. In addition, any such violation shall be subject to any other criminal or civil penalties as available by the laws of this jurisdiction.

(3) Revocation shall be constituted when the permittee is duly notified by the authority having jurisdiction.

(4) Any person who engages in any business, operation, or occupation, or uses any premises, after the permit issued therefore has been suspended or revoked pursuant to the provisions of this Code, and before such suspended permit has been reinstated or a new permit issued, shall be violation of this Code.

(5) A permit shall be predicated upon compliance with the requirements of this Code and shall constitute written authority issued by the authority having jurisdiction to install electrical equipment. Any permit issued under this Code shall not take the place of any other license or permit required by other regulations or laws of this jurisdiction.

(6) The authority having jurisdiction shall be permitted to require an inspection prior to the issuance of a permit.

(7) A permit issued under this Code shall continue until revoked or for the period of time designated on the permit. The permit shall be issued to one person or business only and for the location or purpose described in the permit. Any change that affects any of the conditions of the permit shall require a new or amended permit.

(8) *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.*

16.04.080 Amend Annex G Section 80.23 (B) Penalties. Annex G Section 80.23

(B) is deleted and replaced as follows:

(B) Penalties.

(1) Any person who fails to comply with the provisions of this Code or who fails to carry out an order made pursuant to this Code or violated any condition attached to a permit, approval, or certificate shall be subject to the penalties established by this jurisdiction.

(2) Failure to comply with the time limits of an abatement notice or other corrective notice issued by the authority having jurisdiction shall result in each day that such violation continues being regarded as a new and separate offense.

(3) Any person, firm or corporation who shall willfully violate any of the applicable provisions of this article shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than *One Thousand Dollars (\$1000)* for each offense, together with the costs of prosecution, imprisonment, or both, for not more than *one hundred eighty (180)* days.

Chapter 16.05

CALIFORNIA MECHANICAL CODE

Sections:

16.05.010	Title
16.05.020	Code Adoption
16.05.030	Appendices
16.05.040	Amend Section 108.4.2 Fees
16.05.050	Amend Section 108.8.1 Appeals Board
16.05.060	Delete Appendix Section 110.0 Board of Appeals
16.05.070	Amend Appendix Section 111.0 Violations
16.05.080	Amend Appendix Section 114.1 Issuance
16.05.090	Amend Appendix Section 114.5 Suspension or Revocation
16.05.100	Amend Appendix Section 115.0 Fees
16.05.110	Delete Table 1-1 Mechanical Permit Fees

16.05.010 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.

16.05.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Mechanical Code, 2007 Edition," published by International Association of Plumbing and Mechanical Officials and copyrighted by International Association of Plumbing and Mechanical Officials and the California Building Standards Commission. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.05.030 through 16.05.110 of this Chapter. A copy of the adopted California Mechanical Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.05.030 Appendices. The Mechanical Code as adopted by Section 16.04.020 is amended and adopted with the following appendices sections:

Appendix Chapter 1 Administration

Appendix A Uniform Mechanical Code Standards

Appendix B Procedures to be Followed to Place Gas Equipment in Operation

Appendix C Installation and Testing of Oil (Liquid) Fuel-Fired Equipment

Appendix D Unit Conversion Tables

16.05.040 Amend Section 108.4.2. Section 108.4.2 is deleted and replaced 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.

The Chief Building Official or his or her designee shall collect fees for permits and services specified in this title. Where the Chief Building Official or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.05.050 Amend Section 108.8.1. Section 108.8.1 is deleted and replaced as follows:

108.8.1 General. *Every city, county, or city and county shall establish a local appeals board and a housing appeal board. The local appeals board and housing appeals board shall each be comprised of at least five voting members. The board of appeals and housing appeals board shall each be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. 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.*

Alternatively, the City may use Five (5) Building Official members of the Napa-Solano Chapter of the International Code Council (NSICC), chosen on a case-by-case basis, to serve as the Board of Appeals for the City of American Canyon. The NSICC, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1978 to help maintain consistent and uniform code enforcement and code interpretation within the jurisdictions of Napa and Solano counties. Building Officials from jurisdictions within Napa and Solano counties and neighboring counties are members of the NSICC.

Building Official members of the NSICC are well versed in the technical and administrative provisions of construction codes

16.05.060 Amend Appendix Section 110.0 Board of Appeals. Appendix Section 110.0 is deleted in its entirety.

16.05.070 Amend Appendix Section 111.0 Violations. Appendix Section 111.0 is deleted and replaced as follows:

111.1 Unlawful acts. *It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, or maintain any mechanical systems or equipment regulated by this code, or cause or permit same to be done in violation of this code.*

111.2 Notice of violation. *The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.*

111.3 Prosecution of violation. *If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.*

111.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code 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.

16.05.080 Amend Appendix Section 114.1 Issuance. Appendix Section 114.1 is deleted and replaced with the following:

114.1 Issuance. If the Authority Having Jurisdiction finds that the work described in an application for a permit and the plans, specification, and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances and that the fees specified in Section 115.0 have been paid, the Authority Having Jurisdiction shall issue a permit to the applicant.

When issuing a permit where plans are required, *the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative. Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Authority Having Jurisdiction, and all work shall be done in accordance with approved plans.*

The Authority Having Jurisdiction has the authority to issue a permit for the construction of a part of a mechanical system before the entire plans and specifications for the whole system have been submitted and approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code.

The holder of a partial permit may proceed without assurance that the permit for the entire building, structure, or mechanical system will be granted.

16.05.090 Amend Appendix Section 114.5 Suspension or Revocation. Appendix Section 114.5 is deleted and replaced with the following:

114.5 Suspension or revocation. The Authority Having Jurisdiction shall have the authority to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect information supplied or in violation of any other ordinances or regulations of the jurisdiction.

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.

16.05.100 Amend Appendix Section 115.0 Fees. Appendix Section 115.0 is deleted and replaced with the following:

115.0 Fees.

115.1 General. *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.*

The Chief Building Official or their designee shall collect fees for permits and services specified in this title. Where the Chief Building Official or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the Chief Building Official or their designee may charge a supplemental fee for the unpaid cost of the services provided.

16.05.110 Delete Table 1-1 Mechanical Permit Fees. Delete Table 1-1 in its entirety.

Chapter 16.06

CALIFORNIA PLUMBING CODE

Sections:

16.06.010	Title
16.06.020	Code Adoption
16.06.030	Appendices
16.06.040	Adopt Chapter 16, Part II Reclaimed Water Systems
16.06.050	Amend Section 108.4.2 Fees
16.06.060	Amend Section 108.8.1 Appeals Board
16.06.070	Amend Appendix Section 102.3 Violations
16.06.080	Amend Appendix Section 103.1 Issuance
16.06.090	Amend Appendix Section 103.3.5 Suspension or Revocation
16.06.100	Amend Appendix Section 103.4 Fees
16.06.110	Delete Table 1-1 Plumbing Permit Fees

16.06.010 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.

16.06.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Plumbing Code, 2007 Edition," published by International Association of Plumbing and Mechanical Officials and copyrighted by International Association of Plumbing and Mechanical Officials and the California Building Standards Commission. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.06.030 through 16.06.110 of this Chapter. A copy of the adopted California Plumbing Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.06.030 Appendices. The Plumbing Code as adopted by Section 16.05.020 is amended and adopted with the following appendices sections:

- Appendix Chapter 1 Administration
- Appendix D Sizing Storm Drain Systems
- Appendix I Installation Standards
- Appendix L Alternate Plumbing systems

16.06.040 Adopt Chapter 16, Part II Reclaimed Water Systems. Chapter 16, Part II is adopted in its entirety.

16.06.050 Amend Section 108.4.2 Fees. Section 108.4.2 is deleted and replaced 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.

The Chief Building Official or their designee shall collect fees for permits and services specified in this title. Where the Chief Building Official or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.06.060 Amend Section 108.8.1 Appeals Board. Section 108.8.1 is deleted and replaced as follows:

108.8.1 General. *Every city, county, or city and county shall establish a local appeals board and a housing appeal board. The local appeals board and housing appeals board shall each be comprised of at least five voting members. The board of appeals and housing appeals board shall each be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. 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.*

Alternatively, the City may use Five (5) Building Official members of the Napa-Solano Chapter of the International Code Council (NSICC), chosen on a case-by-case basis, to serve as the Board of Appeals for the City of American Canyon. The NSICC, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1978 to help maintain consistent and uniform code enforcement and code interpretation within the jurisdictions of Napa and Solano counties. Building Officials from jurisdictions within Napa and Solano counties and neighboring counties are members of the NSICC.

Building Official members of the NSICC are well versed in the technical and administrative provisions of construction codes

16.06.070 Amend Appendix Section 102.3 Violations. Appendix Section 102.3 is deleted and replaced as follows:

102.3.1 Violations. *It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain any plumbing or permit the same to be done in violation of this code.*

102.3.2 Notice of violation. *The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.*

102.3.3 Prosecution of violation. *If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to*

require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

102.3.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code 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.

16.06.080 Amend Appendix Section 103.1 Issuance. Appendix Section 103.1 is deleted and replaced as follows:

103.1 Issuance. The application plans, and specification and other data filed by an applicant for a permit shall be reviewed by the Authority Having Jurisdiction. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with applicable laws under their jurisdiction. If the Authority Having Jurisdiction finds that the work described in an application for permit and the plans, specifications, and other data filed therewith conform to the requirements of the code and other pertinent laws and ordinances, and that the fees specified in Section 103.4 have been paid, the Authority Having Jurisdiction shall issue a permit therefore to the applicant.

When the Authority Having Jurisdiction issues the permit where plans are required, *the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance."* One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative. Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Authority Having Jurisdiction, and all work shall be done in accordance with approved plans.

The Authority Having Jurisdiction may issue a permit for the construction of a part of a plumbing system before the entire plans and specifications for the whole system have been submitted and approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit may proceed at the holder's risk without assurance that the permit for the entire building, structure, or plumbing system will be granted.

16.06.090 Amend Appendix Section 103.3.5 Suspension or Revocation. Appendix Section 103.3.5 is deleted and replaced with the following:

103.3.5 Suspension or revocation. The Authority Having Jurisdiction may, in writing, suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect information supplied or in violation of any other ordinances or regulations of the jurisdiction.

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.

16.06.100 Amend Appendix Section 103.4 Fees. Appendix Section 103.4 is deleted and replaced with the following:

103.4.0 Fees.

103.4.1 General. *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.*

The Chief Building Official or their designee shall collect fees for permits and services specified in this title. Where the Chief Building Official director or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.06.110 Delete Table 1-1 Plumbing Permit Fees. Delete Table 1-1 in its entirety.

Chapter 16.07

CALIFORNIA ENERGY CODE

Sections:

16.07.010	Title
16.07.020	Code Adoption

16.07.010 Title. This chapter shall be cited as the "CALIFORNIA ENERGY CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the California Energy Code, or Energy Code, refers and applies to this chapter.

16.07.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Energy Code, 2007 Edition," published by the International Code Council and copyrighted by the California Building Standards Commission. The documents identified in this Section are adopted in their entirety. A copy of the adopted California Energy Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.08

CALIFORNIA HISTORICAL BUILDING CODE

Sections:

16.08.010	Title
16.08.020	Code Adoption

16.08.010 Title. This chapter shall be cited as the "CALIFORNIA HISTORICAL CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the California Historical Building Code, or Historical Building Code, refers and applies to this chapter.

16.08.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Historical Building Code, 2007 Edition," published by the International Code Council and copyrighted by the California Building Standards Commission. The documents identified in this Section are adopted in their entirety. A copy of the adopted California Historical Building Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.09

CALIFORNIA REFERENCED STANDARDS CODE

Sections:

16.09.010	Title
16.09.020	Code Adoption

16.09.010 Title. This chapter shall be cited as the "CALIFORNIA REFERENCED STANDARDS CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the California Referenced Standards Code, or Referenced Standards Code, refers and applies to this chapter.

16.09.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Referenced Standards Code, 2007 Edition," published by the International Code Council and copyrighted by the California Building Standards Commission. The documents identified in this Section are adopted in their entirety. A copy of the adopted California Referenced Standards Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.10

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

16.10.010	Title
16.10.020	Code Adoption
16.10.030	Amend Section 101.1 Title
16.10.040	Amend Section 103.5 Fees
16.10.050	Amend Section 302.4 Weeds
16.10.060	Delete Section 304.14 Insect Screens
16.10.070	Amend Section 602.2 Heat Supply
16.10.080	Amend Section 602.3 Heat Supply
16.10.090	Delete Section 602.4 Occupiable work spaces

16.10.010 Title. This chapter shall be cited as the "INTERNATIONAL PROPERTY MAINTENANCE CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the International Property Maintenance Code, or Property Maintenance Code, refers and applies to this chapter.

16.10.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "International Property Maintenance Code, 2006 Edition," published and copyrighted by the International Code Council. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.10.030 through 16.10.080 of this Chapter. A copy of the adopted International Property Maintenance Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.10.030 Amend Section 101.1 Title. Section 101.1 is deleted and replaced as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of *American Canyon*, hereinafter referred to as "this code."

16.10.040 Amend Section 103.5 Fees. Section 103.5 is deleted and replaced with the following:

103.5 Fees. The fees for activities and services performed by this department in carrying out its responsibilities under this code *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.*

The Chief Building Official or their designee shall collect fees for permits and services specified in this title. Where the Chief Building Official or his designee finds that the fees prescribed in this

title do cover the cost of providing the service which is the subject of the fee, the Chief Building Official or their designee may charge a supplemental fee for the unpaid cost of the services provided.

16.10.050 Amend Section 302.4 Weeds. Section 302.4 is deleted and replaced with the following:

302.4 All premises and exterior property shall be maintained free from weeds or plant growth, *as per Section 304.1.4 of the California Fire Code as amended by the American Canyon Fire Protection District.* All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

16.10.060 Delete Section 304.14 Insect Screens. Delete section 304.14 in its entirety.

16.10.070 Amend Section 602.2 Residential Occupancies. Delete section 602.2 and replace as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of not less than 68°F (18° C) in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

16.10.080 Amend Section 602.3 Heat Supply. Delete section 602.3 and replace as follows:

602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68°F (18° C) in all habitable rooms, bathrooms, and toilet rooms.

16.10.090 Delete Section 602.4 Occupiable work spaces. Delete section 602.4 in its entirety.

Chapter 16.11

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Sections:

16.11.010	Title
16.11.020	Code Adoption
16.11.030	Amend Section 203 Violations
16.11.040	Amend Section 205 Board of Appeals

16.11.010 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.

16.11.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Building Code, 2007 Edition," published and copyrighted by the International Code Council. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.11.030 through 16.11.040 of this Chapter. A copy of the adopted California Building Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

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

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 or permit the same to be done, *contrary to or in violation of any of this code.*

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."

16.11.040 Amend Section 205 Board of Appeals. Section 205 is deleted and replaced as follows:

205.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. *The board of appeals shall be appointed by the*

City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

Alternatively, the City may use Five (5) Building Official members of the Napa-Solano Chapter of the International Code Council (NSICC), chosen on a case-by-case basis, to serve as the Board of Appeals for the City of American Canyon. The NSICC, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1978 to help maintain consistent and uniform code enforcement and code interpretation within the jurisdictions of Napa and Solano counties. Building Officials from jurisdictions within Napa and Solano counties and neighboring counties are members of the NSICC.

Building Official members of the NSICC are well versed in the technical and administrative provisions of construction codes.

205.2 Limitations of authority. *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. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. 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.*

205.3 Qualifications. *The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.*