

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



February 24, 2014

Renee Meriaux  
Deputy Building Official  
City of Camarillo  
601 Carmen Drive  
Camarillo, CA 93010

RE: Ordinance #1082

Dear Ms. Meriaux:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 16, 2014.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink, appearing to read "Enrique M. Rodriguez".

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

1/6/14

California Building Standards Commission  
2525 Natomas Park Dr., Suite 120  
Sacramento, California 95833

RECEIVED  
2014 JAN 16 PM 11:13  
CALIFORNIA BUILDING STANDARDS COMMISSION

RE: City of Camarillo, Building Ordinance

Mr. Dave Walls:

The City of Camarillo has adopted the current Building, Plumbing, Mechanical and Electrical, and Existing Building Codes of the State of California.

The City of Camarillo has recommended changes and modifications to the Codes and have advised that certain said changes and modifications to the 2013 Editions of the California Building and Electrical Codes are reasonably necessary due to local conditions in the City of and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code or are reasonably necessary to safeguard life and property within the City of Camarillo.

The enclosed City Ordinance is for your files.

If additional information is desired please telephone this office at (805) 388-5395

Sincerely,



Renee Meriaux  
Deputy Building Official  
City Of Camarillo

## ORDINANCE NO. 1082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING CHAPTER 16.04 OF THE CAMARILLO MUNICIPAL CODE AND ADOPTING BY REFERENCE THE FOLLOWING MODEL CODES INTO THE CAMARILLO MUNICIPAL CODE: (1) CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, 2013 EDITION; WITH APPENDICES B, C, I, AND J; (2) CALIFORNIA ELECTRICAL CODE, 2013 EDITION; (3) CALIFORNIA PLUMBING CODE, 2013 EDITION, WITH APPENDIX K; (4) CALIFORNIA MECHANICAL CODE, 2013 EDITION; (5) INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION; (6) CALIFORNIA ADMINISTRATIVE CODE, 2013 EDITION; (7) CALIFORNIA ENERGY CODE, 2013 EDITION; (8) CALIFORNIA REFERENCE STANDARDS, 2013 EDITION; (9) CALIFORNIA EXISTING BUILDING CODE; (10) CALIFORNIA RESIDENTIAL CODE, 2013 EDITION, WITH APPENDICES G AND H; (11) CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION, AND MAKING AMENDMENTS BASED UPON LOCAL CLIMATIC, TOPOGRAPHIC, AND GEOGRAPHICAL CONDITIONS.

The City Council of the City of Camarillo ordains as follows:

### **SECTION 1: Findings.** The City Council finds as follows:

A. The City is authorized to adopt codes by reference pursuant to Government Code § 50022.1 and following.

B. In accord with Health & Safety Code § 17958.7, it is in the public interest to adopt certain codes with local changes.

C. Pursuant to the requirements of Health & Safety Code § 17958.7, there are local geographical conditions justifying the amendments to the California Building Code amendments as set forth below:

1. Climatic. The local climate is characterized by periods of high temperatures accompanied by low humidity and high winds each year. These conditions could create an environment in which the fire department may have great difficulty in controlling fires occurring in hillside brush areas, as well as structures not having built-in fire protection. Further, the warm climate encourages the proliferation of swimming pool construction which makes modifications to the California Building Code relating to swimming pools desirable to adequately protect small children from drowning hazards. The City also experiences periods of intense rainfall, which create the need for special drainage precautions.

2. Geological. The City is located in an area with expansive soils and includes hillsides that are subject to mud flows and unstable soils. Special foundation considerations and soils analysis requirements must be in place to provide a reasonable degree of structural integrity for buildings constructed in

these areas in order to prevent injury to building occupants, neighbors, and persons using public property. Grading operations in the city, which include hilly areas that are already substantially developed, are likely to create hazardous conditions. New construction or additions in an active landslide area must be regulated to ensure that the slide will not be exacerbated and, if possible, will be improved. These factors require specific and greater protection than is afforded by California Building Codes.

3. Topographical. The City has hillside and flat land developments that require special drainage precautions, as well as a system of roadways and highways that generate traffic noise. Structures would be subject to water damage without special requirements addressing site drainage.

D. These local climatic, geologic, and topographic conditions make modifications and changes to the 2013 Edition of the California Building Code reasonably necessary to provide sufficient and effective protection of life, health and property. Specifically, these amendments are reflected in the Camarillo Municipal Code (CMC) sections summarized below:

1. CMC § 16.04.65 modifies code requirement to provide fire retardant roofing in order to address periods of low humidity and high winds.

2. CMC § 16.04.070 and 16.04.075 expand code requirements for determining and testing expansive soil to minimize the effects of shrinking and swelling on structures located in those areas of the City containing these special soils.

3. CMC § 16.04.080, 16.04.085 and 16.04.090 expand code requirements for soils investigations and reports to deal with expansive soils, hillside stability, liquefiable soils and seismic areas in those portions of the City with these geologic phenomena.

4. CMC § 16.04.095 and 16.04.100 provide specific requirements to reduce expansive soil, shrink swell affects on structures constructed on grade in those areas of the City with these unique soils.

5. CMC § 16.04.105 through 16.04.120 provide special criteria for swimming pools and spas and is necessary to provide an adequate level of safety and protection to the public. This area experiences high temperatures and as a result, swimming pools are quite common.

6. CMC § 16.04.125 is added to the code to address swimming pool construction in areas with expansive soils.

7. CMC § 16.04.130 through 16.04.255 expand code requirements for grading to deal with expansive soils, hillside stability, liquefiable soils, and seismic areas in those portions of the City with these geologic phenomena.

8. CMC § 16.04.310 for the purposes of constancy these requirements must be regulated by the corresponding Chapter 7A of the California Building Code.

9. CMC § 16.04.315 provide specific requirements to reduce expansive soil, shrink swell affects on structures constructed on grade in those areas of the City with these unique soils.

10. CMC § 16.04.320 and 16.04.325 provide specific requirements to reduce potential problems that can result from under-reinforced footings and address the under-performance of plain concrete or under-reinforced concrete during a seismic event.

11. CMC § 16.04.330 amend to reduce lateral rotation during a seismic event.

12. CMC § 16.04.335 amend to provide requirements for wood trusses as a structural element, trusses require the design of a California Licensed Civil or Structural Engineer.

E. The City Council has determined that the public interest, convenience, and necessity require the adoption of this Ordinance.

**SECTION 2: Amendment to Chapter 16.04.** Chapter 16.04 of Title 16 of the Camarillo Municipal Code is amended and restated to read as follows:

**“Chapter 16.04  
Uniform Building Codes Adopted by Reference**

- 16.04.010 Building regulations and codes adopted.
- 16.04.015 Adoption of regulations referenced in the California Building Code (CBC).
- 16.04.020 Special definitions.
- 16.04.025 Scope.
- 16.04.030 Time limitation of application
- 16.04.035 Expiration
- 16.04.040 Plan review fees.
- 16.04.045 Investigation fees: Work without a permit.
- 16.04.050 Fee refunds.
- 16.04.055 Reinspection fees.
- 16.04.060 Building Official – Definitions.
- 16.04.065 Fire classification - General.
- 16.04.070 Foundation and soils investigations – General.
- 16.04.075 Expansive soils.
- 16.04.080 Investigation.

- 16.04.085 Drainage.
- 16.04.090 Buildings on expansive soil.
- 16.04.095 Foundation design.
- 16.04.100 Table 1809.7 footnotes.
- 16.04.105 Swimming pool enclosures and safety devices.
- 16.04.110 Residential swimming pools.
- 16.04.115 Barrier height and clearances.
- 16.04.120 Gates.
- 16.04.125 Swimming pools.
- 16.04.130 Scope.
- 16.04.135 Ministerial and discretionary permits.
- 16.04.140 Flood hazard areas.
- 16.04.145 Definitions.
- 16.04.150 Permits.
- 16.04.155 Grading Permit Requirements.
- 16.04.160 Grading inspection.
- 16.04.165 Cuts.
- 16.04.170 Benching details.
- 16.04.175 Surface preparation.
- 16.04.180 Fill material.
- 16.04.185 Compaction.
- 16.04.190 Slope.
- 16.04.200 Top of cut slope.
- 16.04.205 Toe of fill slopes.
- 16.04.210 Setbacks.
- 16.04.215 Figure – drainage dimensions.
- 16.04.220 Drainage and terracing - General.
- 16.04.225 Terrace.
- 16.04.230 Interceptor drains.
- 16.04.235 Disposal.
- 16.04.240 Erosion control – General.
- 16.04.245 Completion of work.
- 16.04.250 Notification of completion.
- 16.04.255 California plumbing code administration provisions.
- 16.04.260 California mechanical code administration provisions.
- 16.04.265 California electrical code administration provisions.
- 16.04.270 California residential code administration provisions.
- 16.04.275 Materials and construction methods for exterior wildfire exposure.

- 16.04.280 Foundations application.
- 16.04.285 Footings.
- 16.04.290 Foundation Design.
- 16.04.295 Footnotes to table CRC R403.1.
- 16.04.300 Lateral support.
- 16.04.305 Wood truss design.
- 16.04.307 Fee tables amended.
- 16.04.310 Violations and penalties.
- 16.04.315 Application of other codes.
- 16.04.320 Fees.
- 16.04.325 Violation penalties.
- 16.04.330 Unsafe structures and equipment.
- 16.04.335 Enclosures.
- 16.04.340 Exterior structure unsafe conditions.
- 16.04.345 Interior structure unsafe conditions.
- 16.04.350 Component serviceability unsafe conditions.
- 16.04.355 Public toilet facilities.
- 16.04.360 Water system.
- 16.04.365 Residential occupancies.
- 16.04.370 Heat supply.
- 16.04.375 Occupiable work spaces.
- 16.04.380 Service.
- 16.04.385 Electrical equipment.
- 16.04.390 Electrical Equipment.
- 16.04.395 Locked doors.
- 16.04.400 Post-disaster safety assessment placards.

**16.04.010 Building regulations and codes adopted.** Pursuant to Government Code Section 50022.1 and following, and subject to the amendments, additions, and deletions set forth in this chapter, the City adopts the most current edition of the following codes by reference and all subsequent amendments to such codes.

- A. The California Building Code (CBC), Volumes 1 & 2, and Appendices B, C, I and J.
- B. International Property Maintenance Code (IPMC);
- C. The California Electrical Code (CEC);
- D. The California Plumbing Code (CPC);

- E. The California Mechanical Code (CMC);
- F. The California Energy Code;
- G. The California Administrative Code;
- H. The California Reference Standards;
- I. The California Existing Building Code (CEBC);
- J. The California Residential Code (CRC) and Appendices G and H;
- K. The California Green Buildings Standard Code (CGBSC),

**16.04.015 Adoption of regulations referenced in the California Building Code (CBC). The following regulations referenced in the CBC are adopted by reference and incorporated into this code:**

(1) Gypsum Association Fire Resistive Design Manual, Nineteenth Edition, GA-600-09.

**16.04.020 Special definitions.** The following words used in any of the codes have the following meanings:

- A. Board of appeals: appeals board or any other reference to any appeals board, means City Manager.
- B. Building Official means the person or entity designated as such by the City Council or the official's designee.
- C. Authority having jurisdiction means the person or entity designated as such by the City Council.

**16.04.025 Scope.** Section 101.2 Chapter 1 Division II of the CBC is amended to read as follows:

101.2 Scope. Exception is deleted in its entirety.

**16.04.028 Liability.** Section 104.8 Chapter 1 Division II of the CBC is added to read as follows:

104.8 Liability. The provisions of this section shall apply if the Building Official, or his/her authorized representative, are employees of this jurisdiction and shall also apply if the Building Official, or his/her authorized representative, is acting under contract as agents of this jurisdiction.

**16.04.030 Time limitation of application.** Section 105.3.2 Chapter 1 Division II of the CBC is amended to read as follows:

105.3.2 Time Limitation of Application. An application for a permit for any proposed work will be deemed abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued: except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension must be requested in writing and justifiable cause demonstrated.

An application may not be extended if applicable provisions of this code, or any other pertinent laws, have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant must resubmit plans and pay a new plan review fee.

**16.04.035 Expiration.** Section 105.5 Chapter 1 Division II of the CBC is amended to read as follows:

105.5 Expiration. Every permit issued will become invalid, unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time of work is commenced. Before such work can be recommenced, a new permit must first be obtained to do so, and the applicable fee will be one half the amount required for a new permit for such work, provided no changes have been made, nor will be made, in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. If the suspension or abandonment has exceeded one year, the permit will be considered expired. In order to renew a permit after expiration, the permittee must pay a new full permit fee.

The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension must be requested in writing and justifiable cause demonstrated. A permit may not be extended if any applicable provisions of this code or any other pertinent laws have been amended subsequent to the date of permit issuance.

**16.04.040 Plan review fees.** Section 109.7 Chapter 1 Division II is added to the CBC to read as follows:

109.7 Plan Review Fees. When a plan or other data is required to be submitted by Section 106.1, the plan-review-fee, established by City Council resolution, must be paid at the time of submitting plans and specifications for review.

The plan review fee specified in this subsection is a separate fee from the permit fees specified in Section 109.2. Where plans are incomplete, or changed, so as to require additional plan review, an additional plan review fee will be charged at the same rate as charged upon submittal of plans and specifications.

**16.04.045 Investigation fees: Work without a permit.** Section 109.8 Chapter 1 Division II is added to the CBC to read as follows:

109.8. Investigation Fees: Work without a Permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation will be made before a permit may be issued.

109.8.2 Fee. An investigation fee, in addition to the permit fee, may be collected whether or not a permit is then or subsequently issued. The investigation fee must be equal to the amount of the permit fee required by this code and will be established by City Council resolution. The payment of such investigation fee will not exempt an applicant from compliance with all other provisions of either this code or the technical codes, nor from the penalty prescribed by law.

**16.04.050 Fee refunds.** Section 109.9 Chapter 1 Division II is added to the CBC to read as follows:

109.9 Fee Refunds. The Building Official may authorize a refund of any fee that was erroneously paid or collected.

The Building Official may authorize a refund of not more than 80 percent of the applicable permit fee paid when no work has been done under the permit.

The Building Official may authorize a refund of not more than 80 percent of the plan review fee paid when an application for a permit is withdrawn or canceled before any examination time has been expended.

The Building Official may not authorize a refund of any fee paid except upon written application filed by the original permittee no later than 180 days after date of fee payment.

**16.04.055 Reinspection fees.** Section 109.10 Chapter 1 Division II is added to the CBC to read as follows:

109.10 Reinspection Fees. A reinspection fee may be imposed for each inspection or reinspection, when such portion of work for which inspection is called is not complete or when required corrections are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as a method of controlling the practice of calling inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be imposed when the inspection record card is not posted, or otherwise not available on the work site; the approved plans are not readily available to the inspector; for failure to provide access on the date for which the inspection is requested; or for deviating from plans requiring the approval of the Building Official.

To obtain a reinspection, the applicant must file an application in writing upon a City-approved form and pay the applicable reinspection fee.

In instances where reinspection fees have been assessed, additional inspection of the

work will not be performed until the required fees have been paid.

**16.04.060 Building Official – Definitions.** Section 202 of the CBC is amended to read as follows:

**BUILDING OFFICIAL.** The Building Official is the designated authority charged with the administration and enforcement of this code, except Appendix J, which will be enforced by the City Engineer.

**OCCUPANCY.** Occupancy is the purpose for which a building is used or intended to be used. The term also includes the building or room housing such use. Change of occupancy is intended to include change of tenants or proprietors.

**16.04.065 Fire classification - General.** Table 1505.1 of the CBC is amended to read as follows:

Minimum roof covering classifications for all types of construction is Class B.

**16.04.070 Foundation and soils investigations – General.** Section 1803.1 of the CBC is amended to read as follows:

1803.1. Foundation and soils investigations must be conducted in conformance with sections 1803.2 and reported in accordance with 1803.6. The classification of the soil at each building site must be determined in a manner set by the Building Official. Such determination must be made by a California-licensed engineer experienced in soil engineering. The Soil Expansion Index must be listed in all soils investigation reports.

**16.04.075 Expansive soils.** Section 1803.5.3 of the CBC is amended to read as follows:

1803.5.3. Expansive soils. In areas likely to have expansive soil, the Building Official must require soil tests to determine where such soils do exist.

A test to determine the soil expansion index must be conducted for each building site except that in subdivisions, the frequency of testing need not exceed one test per five contiguous lots, or one test per five acres, whichever area is smaller. Such tests must be made after rough grading is completed. Tests must include a determination of the expansion index for the most expansive soil encountered within the top four feet at each test location, whether in cut or fill, or combination thereof. The expansion index for soil on subdivision lots which have not been individually tested are assumed to correspond to the highest reading determined by tests on proximate lots.

**16.04.080 Investigation.** Section 1803.3 of the CBC is amended to read as follows:

1803.3. Basis of Investigation. Soil classification will be based on observation and any necessary tests of the materials disclosed by borings, test pits, or other subsurface exploration made in appropriate locations. Additional studies may be required by the Building Official to evaluate slope stability, soil strength, position, and adequacy of load-

bearing soils, the effect of moisture variation on soil-bearing, capacity, compressibility, liquefaction and expansiveness.

Whenever, in the opinion of the Building Official, the adequacy and stability of a building site cannot be determined by the test borings or excavations required by this section, the Building Official may require a special geologic, hydrologic, seismic, or other investigation and report. Geologic investigations, such as those for hillside stability or seismic hazards, must be conducted by a California-certified engineering geologist.

**16.04.085 Drainage.** Section 1803.8 is added to the CBC to read as follows:

1803.8. Drainage. Provisions must be made for the control and drainage of surface water around buildings. The Building Official must require that all storm and excess irrigation water be directed to a street storm drain, natural drainage course, or other approved location in approved non-erosive devices.

**16.04.090 Buildings on expansive soil.** Section 1803.9 is added to the CBC to read as follows:

1803.9. Buildings on Expansive Soil. When buildings are located on expansive soil having an expansion index greater than 50, gutters, downspouts, piping, or other non-erosive devices must be provided to collect and conduct rain water to an approved disposal area.

**16.04.095 Foundation design.** Section 1806.5 of the CBC is added and TABLE 1809.7 is hereby amended to read as follows:

1806.5. Foundation design when buildings are located on expansive soil having an expansion index greater than 50, gutters, downspouts, piping, and other non-erosive devices must be provided to collect and conduct rain water to pervious areas, such as yards, open channels, or vegetated areas. Routing rooftop runoff via yard drains to the roadway or the storm water conveyance system is not permitted.

Table 1809.7—Foundations for stud bearing walls—minimum requirements 1, 10, 11, 12

Weighted expansion index	Foundation for slab and raised floor systems <sup>1,2,4</sup>										Restrictions on piers under raised floors	
	No. of stories	Stem thickness <sup>6</sup>	Footing width <sup>5</sup>	Footing thickness	All perimeter footings <sup>6</sup>	Interior footings for slab and raised floors <sup>6</sup>			Concrete slabs			Pre-moistening of soils under footings, piers and slabs <sup>9</sup>
						Depth below natural surface of ground and finish grade	Inches	Reinforcement for continuous foundations <sup>3,8</sup>	3-1/2" minimum thickness 4" with E.I. over 51	Total thickness of sand		
0-20 Very low non expansive	1	8	12	6	12	12	12	1-#4	#4 @ 48" o.c. each way	2"	Piers allowed for single floor loads only	
	2	8	15	7	16	18	Top and bottom	or				
	3	10	18	8	24	24	1-#4	#3 @ 36" o.c. each way	4"			
21-50 Low	1	5	12	6	16	12	1-#4	1-#4 top and bottom	#3 @ 24" o.c. each way	4"	Piers allowed for single floor loads only	
	2	8	15	7	18	18	Top and bottom					
	3	10	18	8	24	24	1-#4 top and bottom	#3 @ 24" o.c. each way				
51-90 Medium	1	6	12	8	21	12	1-#4 top and bottom	#3 bars @ 24" o.c. each way 12" into footing, 36" into slab <sup>10</sup>	#3 @ 24" o.c. each way	4"	Piers not allowed	
	2	8	15	8	21	18						
	3	10	18	8	24	24						
91-130 High	1	8	12	8	27	12	2-#4	#3 bars @ 24" o.c. each way 12" into footing, 36" into slab <sup>10</sup>	#3 @ 24" o.c. each way	4"	Piers not allowed	
	2	8	15	8	27	18	Top & bottom					
	3	10	18	8	27	24	#3 bars @ 24" o.c. each way 12" into footing, 36" into slab <sup>10</sup>					
Above 130 very high												

Special design by a licensed Architect or Engineer required

**16.04.100 Table 1809.7 footnotes.** The Footnotes to Table 1809.7 are amended to read as follows:

1. Pre-moistening is required where specified in Table CBC 1809.7 in order to achieve maximum and uniform expansion of the soil prior to construction and thus limit structural distress caused by uneven expansion and shrinkage. Other systems, which do not include pre-moistening, may be approved by the Building Official, when such alternatives are shown to provide equivalent safeguards against the adverse effects of expansive soil.
2. Under-floor access crawl holes must be provided with curbs extending not less than six (6) inches above adjacent grade to prevent surface water from entering the foundation area.
3. Reinforcement for continuous foundations must be placed not less than three inches (3") above the bottom of the footing and not less than three inches (3") below the top of the stem.
4. Slab reinforcement must be placed at mid-depth and continue to within two inches (2") of the exterior face of the exterior face of the exterior footing walls.
5. Moisture content of soils must be maintained until foundations and piers are poured and a vapor barrier is installed. Test must be taken within 24 hours of each slab pour.
6. Crawl spaces under raised floors need not be pre-moistened except under interior footings. Interior footings which are not enclosed by a continuous perimeter foundation system, or equivalent concrete or masonry moisture barrier, must be designed and constructed as specified for perimeter footings in Table CBC 1809.7.
7. A grade beam not less than twelve-inches-by-twelve-inches (12" X 12") in cross-sectional area, reinforced as specified for continuous foundations in Table CBC 1809.7, must be provided at garage-door openings.
8. Foundation stem walls which exceed a height of three times the stem thickness above lowest adjacent grade must be reinforced in accordance with Sections 18 and 19 in the CBC, or as required by engineering design, whichever is more restrictive.
9. Footing widths may be reduced upon submittal of calculations by a registered civil or structural engineer or licensed architect, but must be a minimum of 12 inches (12") for one- and two-story structures and 15 inches for three-story structures.
10. Bent reinforcing bar between exterior footing and slab must be omitted when floor is designed as an independent, floating slab.
11. Fireplace footings must be reinforced with a horizontal grid located three inches (3") above the bottom of the footing and consisting of not less than No. 4 bars at

twelve inches (12") on center each way. Vertical chimney reinforcing bars must be hooked under the grid.

12. Underground utility conduits must be installed prior to foundation inspection and must extend beyond the foundation.

**16.04.105 Swimming pool enclosures and safety devices.** Section 202 of the CBC is amended to read as follows:

**Barrier.** Barrier is a fence, wall, building wall, or any combination of these that completely surrounds the swimming pool and obstructs access to the swimming pool.

**Swimming Pools.** Any body of water created by artificial means which is designed, intended for use, or used for swimming or immersion purposes, which has a water depth exceeding 18 inches. The term, "pool," includes swimming pools, spas, hot tubs, above- and below-ground, and vinyl-lined pools; pool does not include plumbing fixtures such as bathtubs nor does it apply to man-made lakes, reservoirs, farm ponds, or ponds used primarily for public park purposes, water conservation purposes, irrigation purposes or for the watering of livestock.

**16.04.110 Residential swimming pools.** Section 3109.4 Exception of the CBC is deleted in its entirety.

**16.04.115 Barrier height and clearances.** Section 3109.4.1 of the CBC is amended to read as follows:

**3109.4.1 Barrier Height and Clearances.** The top of the barrier must be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier must be two inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the maximum vertical clearance between the top of the pool structure and the bottom of the barrier must be four inches.

**16.04.120 Gates.** Section 3109.4.1.7 of the CBC is amended to read as follows:

**3109.4.1.7 Gates.** Access gates must comply with the requirements of Sections 3109.4.1 through 3109.4.1.6 and must be equipped to accommodate a locking device. Pedestrian access gates must open outward away from the pool and must be self-closing and have a self-latching device. Doors or gates other than pedestrian access gates must have a self-latching device and must be equipped with lockable hardware or padlocks and must remain locked at all times when not in use. Release mechanisms must comply with Sections 1008.1.8 and 1109.13. Where release mechanisms of the self-latching device are located less than 60 inches above grade measured on the side of the barrier that faces away from the swimming pool, the release mechanism must be located on the pool side of the gate at least three inches below the top of the gate and the gate barrier may have no opening greater than one-half inch within 18 inches of the release mechanism.

**16.04.125 Swimming pools.** Chapter 36 is added to the CBC to read as follows:

**CHAPTER 36  
SWIMMING POOLS**

**3601. DEFINITIONS.** For the purpose of this Chapter certain terms are defined as follows:

Pool means any body of water created by artificial means which is designed or used for swimming or immersion purposes by men, women, or children and which has a water depth exceeding 18 inches. The term pool includes swimming pools, spas, hot tubs and above- and below-ground vinyl-lined pools but does not apply to plumbing fixtures such as bathtubs; nor does it apply to man-made lakes, reservoirs, or farm ponds used primarily for public park purposes, water conservation, irrigation, or watering of livestock.

**3602. POOL DESIGN AND CONSTRUCTION.**

(a) **GENERAL.** Pool design and construction must be accomplished in accordance with accepted engineering practice, in conformity with applicable code provisions, and be structurally suitable for the soil, topographic, and geologic conditions prevailing at the construction site.

(b) **EXPANSIVE SOIL DESIGN.** Pools constructed at grade must be designed on the assumption that their construction is to be in an area of moderately expansive soil having an expansion index of 51-90 and an equivalent fluid pressure of not less than 45 pounds per cubic foot (45 p.c.f.). Exception: Where tests indicate that soils at a pool site are non-expansive or have low expansion characteristics from the ground surface to the full depth of the pool, structural design must be based on an equivalent fluid pressures not less than 30 p.c.f.

In highly-expansive soils having an expansion index of 91-130, pools must be designed for not less than 60 p.c.f. equivalent fluid pressure. In very highly-expansive soils having an expansion index over 130, pool design will be subject to special requirements based on a site investigation, soil testing, and engineering analysis by a registered civil engineer to determine appropriate design parameters for the site.

(c) **HYDROSTATIC UPLIFT.** In areas of anticipated high water table, an approved hydrostatic relief system or device must be installed.

(d) **THERMAL PROTECTION FOR PLASTIC PIPING.** Between the inlet of pool water-heating equipment and any plastic water piping connected thereto, a check valve must be installed to prevent thermal damage to such piping due to backflow. Exception: When rapid or high-rate filters are employed, a check valve may be omitted.

Between the outlet of pool heating equipment and any plastic water piping connected thereto, not less than five feet of approved metal pipe must be installed

for the purpose of dissipating heat.

- (e) **SAFEGUARDING SUCTION DRAINS.** Bottom drains and suction intakes in pools and spas must be covered with grates, or other protective devices, which cannot be removed except with tools. The slots or openings in these covers must be of such area, shape, and arrangement as to prevent bathers from being drawn thereto with such force as to constitute a safety hazard.
- (f) **GRAB BARS.** Wherever egress from a pool by bathers is restricted by the presence of a vertical wall or other barrier, which extends more than 12 inches above the water at the pool's edge, permanent handrail, grab bars, or equivalent device(s) must be installed within 12 inches of the water surface capable of being securely grasped and adequate to support the weight of a user of the pool.

### 3603. DECKS.

- (a) **GENERAL.** A deck must be provided around below-grade swimming pools except when special engineering design is furnished which indicates that such deck is not necessary for the purpose of maintaining the structural integrity of the pool, and/or for controlling surface water and moisture content in the soil adjacent to the pool. Decks are not required for spas and hot tubs.
- (b) **DECK DESIGN AND CONSTRUCTION.** Required decks must be constructed of concrete or other approved impervious material and be sloped to provide positive drainage away from the perimeter of the pool. Except as provided below, decks must have a minimum width of four feet and be at least 3-1/2 inches in thickness. Reinforcement must be No. 3 bars spaced not over 24 inches on center each way, or equivalent reinforcing.

Approved joints must be provided in the deck at corners, at maximum 10-foot intervals, and wherever necessary in order to control cracking, to allow for differential movement, and to minimize damage to the deck from such movement should it occur. Joints in decks and coping must be made watertight with an approved permanent resilient sealant.

- (c) **CUTOFF WALLS.** At the outer perimeter of pool decks, a cutoff wall of approved material must be installed below-grade to a depth of at least 15 inches to form a permanent and effective vertical moisture barrier.

Exceptions:

1. A cutoff wall may be omitted when a deck of at least six feet wide is installed.
2. Decks less than four feet in width may be installed provided that the required cutoff wall is increased in depth beyond the minimum by an amount directly proportional to the reduction in deck width.

- (d) **PRE-SATURATION, HIGHLY EXPANSIVE SOILS.** When the soil below a deck

has an expansion index of 91 or greater, it must be saturated with water to a depth of at least 18 inches before installing the deck.

- (e) **DECK BONDING.** When a deck is installed, whether structurally required or not, the reinforcing installed in the deck must be electrically bonded together with the pool shell reinforcing and metal parts of electrical equipment associated with the pool water recirculation system and with miscellaneous metal accessories, such as pool slides, diving boards, and spring boards, in accordance with CEC Article 680.26.

#### 3604. DRAINAGE AND DISPOSAL.

- (a) **SURFACE WATER.** Surface water from pool decks must be collected and conducted through non-erosive subsurface drainage devices to a street, storm drain, or other approved watercourse or disposal area.
- (b) **WASTEWATER.** Pool waste must be disposed of in accordance with the requirements of the environmental health officer.
- (c) **DRYWELLS.** Drywells cannot be employed for pool wastewater disposal except when specifically approved for the purpose, and when it has been determined that such installation is not likely to have adverse effects on the structural stability of the pool or other structures on the site. The Building Official may require a percolation test, soils report, and/or geological report to make such a determination.

**3605. SPECIAL INSPECTION.** Special inspection, as required by CBC § 1704A.4, must be provided for pneumatically-placed concrete (gunite) in swimming pools.

**3606. FENCING AND GATES.** Any person, firm, or corporation in possession of land—either as owner in fee, purchaser under contract, lessee, tenant, licensee or any type of legal estate upon which is situated a pool as defined above—must at all times maintain on the lot, or premises, a fence or wall not less than five feet (5') in height which completely surrounds such pool or body of water provided, however, that a dwelling or accessory building may be used as a part of such enclosure. Such fence must be constructed of durable material and must be designed to withstand a horizontal force of at least 20 pounds per lineal foot at the top of the fence or top of the railing. - Openings, holes, or gaps therein must be no larger than four inches (4") wide, except for openings closed by doors or gates. Fences may not have a configuration which provides a ladder-like access to the pool area.

Each gate or door opening through a pool enclosure must be equipped with a self-closing and self-latching device capable of keeping the gate or door securely closed at all times when not in use.

Exceptions:

1. Doors in Group R, Division 1, 2 and 3 occupancies which form part of a pool

enclosure.

2. Gates used primarily for ingress and egress of equipment but not persons to the pool area, and which are kept padlocked when not in use.

Required latching devices must be installed not less than (60) inches above ground level and on the water side of the gate.

The Building Official may make modifications and accept alternatives to the fencing requirements in individual cases upon a showing of good cause with respect to the height, nature or location of the fence, wall, gates, or latches, or the necessity for such alternative, provided that protection is not reduced.

**16.04.130 Scope.** Section J101.1 of the CBC Appendix is amended to read as follows:

**J101.1. Scope.** This appendix regulates excavation, grading and earthwork construction, including fills and embankments; the administrative procedure for issuing permits; and approval of plans and inspection of grading construction. For purposes of this section, the term Building Official means Director of Public Works.

**16.04.135 Ministerial and discretionary permits.** Section J101.1.1 of the CBC Appendix is added to read as follows:

**J101.1.1. Ministerial and Discretionary Permits.** Issuing or denying a grading permit is a ministerial act for the purposes Public Resources Code § 21080 (b)(1) except in the following four circumstances:

1. Where the average natural slope within the area to be graded exceeds 109 percent and the amount of excavation or fill exceeds 10,000 cubic yards;
2. Where the average natural slope within the area to be graded exceeds 35 percent and the amount of excavation or fill exceeds 1,000 cubic yards;
3. Where the proposed graded slopes exceed 25 feet in vertical height; or
4. Where the proposed grading would occur within a waterway or wetland; within an area officially designated by the City as a sensitive ecological, archaeological, scenic, or biologically-sensitive area; or within a recognized severe geologically-hazardous area.

The discretionary powers exercised in conjunction with issuing or denying of discretionary grading permits are exercised by the building official, or by the City Council on appeal. Those discretionary powers are limited to the issuance of the permit, subject to conditions or changes in the project needed to mitigate significant environmental effects, which would otherwise result from the grading; or denying the permit in order to avoid such effects; or issuing the permit despite such effects upon making appropriate findings.

With respect to discretionary grading permits, the Building Official can issue or deny the

permit only after holding a public hearing, considering the applicable environmental document, if any, and certifying that such document was prepared in compliance with the California Environmental Quality Act (CEQA). The Building Official must give at least 15 days written notice of such hearing to the applicant for the permit and to any owner of real property located within 300 feet of the boundaries of the lot to which the application relates and to the property whose interests might be substantially affected by a permit. The notice must specify the time, date, and place of the hearing; give a general description of the grading to which the permit application pertains; give a general description of the property on which the grading would occur; and state that any interested person will be given an opportunity to present relevant evidence at the hearing.

Any interested person may appeal the Building Official's decision by filing a notice of appeal with the City Clerk along with a fee established by City Council resolution within 10 days after the Building Official's decision. The hearing on appeal must be noticed and conducted by the City Council in the same manner as the original hearing before the Building Official, except that notice must also be given to the appellant. The City Council's decision is final and must be in writing. A copy of the decision must be served upon the applicant for the permit and upon the appellant. If the decision is to issue a grading permit previously denied or to modify a grading permit previously issued by the Building Official, the written order constitutes the permit and must include appropriate conditions.

A ministerial grading permit is operative immediately upon issuance. A discretionary grading permit becomes operative on the 15th calendar day after being issued or, in the case of an appeal, on the date the City Council issues its decision.

**16.04.140 Flood hazard areas.** Section J101.2 of the CBC Appendix is amended to read as follows:

J101.2 Flood Hazard Areas. The provisions of this chapter do not apply to grading, excavation and earthworks construction, including fills and embankments, in floodways within flood hazard areas. Grading in these areas is be regulated under Section 16.34.450 of the Camarillo Municipal Code.

**16.04.145 Definitions.** Section J102.1 of the CBC Appendix is amended to read as follows:

**GRADE, FINISHED.** The final grade of the site that conforms to the approved plan.

**KEY.** A designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

**ISOLATED, SELF-CONTAINED AREA** is that portion of a parcel of land, or of contiguous parcels of land, under a single ownership which is more than 100 feet from the exterior boundary of such parcel, or parcels, and meets any one of the following three (3) criteria:

1. The portion is used for growing crops or raising livestock for sale, but not for building sites or for the construction of earthfills, which will impound water to a depth of more than 5 feet.

2. The portion contains water impounding structures constructed under the direct control of the U.S. Department of Agriculture, Soil Conservation Service.
3. The portion contains oilfield operations, involving the exploration for, or the development or production of oil, which is established under an existing land use entitlement and all of the following criteria are met:
  - (a) The portion is not visible from a publicly maintained street, road or highway within 1.0 horizontal mile of such portion;
  - (b) The portion is not visible from a private residence located within one horizontal mile of such portion, unless the owner and the tenant of such residence have signed a written waiver of this criterion; and
  - (c) The portion is so located and configured that grading cannot cause a significant increase in the volume of silt or debris deposited on downstream property owned by any person other than the owner of the portion.

**16.04.150 Permits.** Section J103 of the CBC Appendix is amended to read as follows:

Section J103. Permits Required.

J103.1 Permits Required. Except as specified in Section J103.2 of this code, no person may do any grading without first having obtained a grading permit from the Building Official.

J103.2 Exempted Work. A grading permit is not required for the following:

1. When approved by the Building Official, grading in an isolated, self-contained area if there is no danger to private or public property.
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This does not exempt any fill made with the material from such excavation, or exempt any excavation, having an unsupported height greater than 5 feet (1524 mm) after the completion of such structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon, any adjacent or contiguous property.

7. Exploratory excavations under the direction of soil engineers or engineering geologists.
8. An excavation that: (1) is less than two feet (610 mm) in depth, or (2) does not create a cut slope greater than five feet (1524 mm) in height and steeper than one unit vertical in 11 1/2 units horizontal (66.7 percent slope).
9. A fill less than one foot (305 mm) in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (20 percent slope), or less than three feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage course.

Exemption from the permit requirements of this chapter must not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction.

**16.04.155 Grading Permit Requirements.** Section J104 of the CBC Appendix is amended to read as follows:

**Section J104. Grading Permit Requirements.**

**J104.1 Permits Required.** Except as exempted in Section J103.2 of this code, no person may do any grading without first obtaining a grading permit from the Building Official. A separate permit must be obtained for each site and may cover both excavations and fills.

**J104.2 Application.** The provisions of Section 106.3.1 CBC Appendix, Chapter 1, are applicable to grading. Additionally, the application must state the estimated quantities of work involved.

**J104.3 Grading Designation.** Grading in excess of 5,000 cubic yards (3825 m<sup>3</sup>) must be performed in accordance with the approved grading plan prepared by a Civil Engineer, and will be designated as engineered grading. Grading involving less than 5,000 cubic yards (3825 m<sup>3</sup>) will be designated regular grading, unless the permittee chooses to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist, in which case grading must conform to the requirements for engineered grading.

**J104.3.1** All grading exceeding 1,000 cubic yards must be performed in accordance with the approved grading plan prepared by a civil engineer, and will be designated as engineered grading. Grading involving less than 1,000 cubic yards will be designated regular grading, unless the permittee, with the Building Official's approval, chooses to have the grading performed as engineered grading.

**J104.4 Engineered Grading Requirements.** Application for a grading permit must be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications must be prepared and signed by an individual licensed by the State to prepare such plans

or specifications when required by the Building Official.

Specifications must contain information covering construction and material requirements.

Plans must be drawn to scale upon substantial paper or cloth; must be of sufficient clarity to indicate the nature and extent of the work proposed; and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans must give the location of the work, the name and address of the owner, and the person who prepared the plans.

The plans must include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, and other protective devices to be constructed with, or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains.
5. Location of any buildings or structures on the property where the work is to be performed, and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4572 mm) of the property, or that may be affected by the proposed grading operations.
6. Recommendations included in the soils engineering report and the engineering geology report must be incorporated in the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report and the engineering geology report, which are applicable to grading, may be included by reference.
7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms, or individuals, who prepared the reports.

J104.5 Soils Engineering Report. See CMC § 16.38 Geotechnical Studies.

J104.6 Engineering Geology Report. See CMC § 16.38 Geotechnical Studies.

J104.7 Liquefaction Study. The Building Official may require a geotechnical investigation in accordance with Sections 1802.4 when, during the course of an investigation, all of the following conditions are discovered, the report must address the potential for liquefaction:

1. Mustow ground water, 50 feet (15 240 mm) or less.
2. Unconsolidated sandy alluvium.
3. Seismic design categories D and E.

**J104.8 Regular Grading Requirements.** Each application for a grading permit must be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans must give the location of the work, the name of the owner, and the name of the person who prepared the plan. The plan must include the following information:

1. General vicinity of the proposed site.
2. Limiting dimensions and depth of cut and fill.
3. Location of any buildings or structures where work is to be performed and the location of any buildings or structures within 15 feet (4572 mm) of the proposed grading.

**J104.9 Issuance.** The provisions of Section 105.1 Appendix Chapter 1 are applicable to grading permits. The Building Official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued. The Building Official may require professional inspection and testing by the soils engineer. When the Building Official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.

**J104.10. Grading Bonds.** No grading bond is required if less than 1000 cubic yards will be graded. For amounts over 1000 cubic yards, a grading bond in the amount of \$3.00 for each cubic yard must be posted.

**J104.11 Grading Plan Review Fees.** Grading plan check fees must be in the amounts set by City Council resolution. There is a twenty percent (20%) surcharge for every plan check after the first three (3).

**J104.12. Grading Permit Fees.** Grading permit fees are set by City Council resolution.

**J104.13 Soils Geology Report Review.** Should a soils and geology report be required for issuing a grading permit, in addition to any other fees, the permittee must reimburse the City for the cost of all consultant reviews and analysis of such reports and an administrative cost as set by City Council resolution.

**J104.14 Geotechnical Studies.** Geotechnical studies must conform to the requirements of Chapter 16.38 of the Camarillo Municipal Code.

**16.04.160 Grading inspection.** Section J105 of the CBC Appendix is amended to read as follows:

## Section J105. Grading Inspection.

**J105.1 General.** Grading Operations for which a permit is required will be subject to inspection by the Building Official. Professional inspection of grading operations must be provided by the Civil Engineer, Soils Engineer and the Engineering Geologist retained to provide such services, in accordance with Section J105.5 for engineered grading.

**J105.2. Civil Engineer.** The Civil Engineer must provide professional inspection within such engineer's area of technical specialty, which will consist of observation and review as to the establishment of line, grade, and surface drainage of the development area. If revised plans are required during the course of the work, they must be prepared by the Civil Engineer.

**J105.3 Soils Engineer.** The Soils Engineer must provide professional inspection within such engineer's area of technical specialty, which will include observation during grading and testing for required compaction. The Soils Engineer must provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this chapter. Revised recommendations relating to conditions differing from the approved Soils engineering and engineering geology reports must be submitted to the permittee, the Building Official and the Civil Engineer.

**J105.4 Engineering Geologist.** The Engineering Geologist must provide professional inspection within such engineer's area of technical specialty, which will include professional inspection of the bedrock excavation to determine if the conditions encountered are in conformance with the approved report. Revised recommendations relation to the conditions differing from the approved engineering geology report must be submitted to the Soils Engineer.

**J105.5 Permittee.** The permittee is responsible for the work performed in accordance with the approved plans and specifications and in conformance with the provisions of this code and the permittee must engage consultants, if required, to provide professional inspections on a timely basis. The permittee will act as a coordinator between the consultants, the contractor, and the Building Official. In the event of changed conditions, the permittee is responsible for informing the Building Official of such changes and must provide revised plans for approval.

**J105.6 Building Official.** The Building Official will inspect the project at the various stages of work requiring approval to determine that adequate control is being exercised by the professional consultants.

**J105.7 Notice of Non-compliance.** If, in the course of fulfilling their respective duties under this chapter, the Civil Engineer, the Soils Engineer, or the Engineering Geologist finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies must be reported immediately in writing to the permittee and the Building Official.

J105.8 Transfer of Responsibility. If the civil engineer, the soils engineer or the engineering geologist of record is changed during grading, the work must be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It must be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

**16.04.165 Cuts.** Section J106 of the CBC Appendix is amended to read as follows:

Section J106. Cuts.

J106.1u General. Unless otherwise recommended in the approved soils engineering or engineering geology report. Cuts must conform to the provisions of this section. In the absence of an approved soils engineering report, these provisions may be waived for minor cuts not intended to support structures.

J106.2v Slope. The slope of cut surfaces may be no steeper than is safe for the intended use, and may not be steeper than one unit vertical in two units horizontal (50 percent slope), unless the permittee furnishes a soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property.

**16.04.170 Benching details.** Section J107 of the CBC Appendix is amended to read as follows:

Figure J107.3 Benching Details is deleted in its entirety.

**16.04.175 Surface preparation.** Section J107.2 of the CBC Appendix is amended to read as follows:

J107.2 Preparation of Ground. Fill slopes may not be constructed on natural slopes steeper than one unit vertical in two units horizontal (50 percent slope). The ground surface must be prepared to receive fill by removing vegetation, non-complying fill, topsoil and other unsuitable materials scarifying to provide a bond with the new fill and, where slopes are steeper than one unit vertical in five units horizontal (20 percent slope) and the height is greater than five feet (1524 mm), by benching into sound bedrock or other competent material as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than one unit vertical in five units horizontal (20 percent slope) must be at least ten feet (3048 mm) wide. The area beyond the toe of fill must be sloped for sheet overflow or a paved drain must be provided. When fill is to be placed over a cut, the bench under the toe of fill must be at least ten feet (3048 mm) wide, but the cut must be made before placing the fill and acceptance by the soils engineer, or engineering geologist, or both, as a suitable foundation for fill.

**16.04.180 Fill material.** Section J107.3 of the CBC Appendix is amended to read as follows:

J107.3 Fill Material. Detrimental amounts of organic material are not permitted in fills.

Except as permitted by the Building Official, no rock or similar irreducible material with a maximum dimension greater than 12 inches (305 mm) may be buried or placed in fills.

**EXCEPTION:** The Building Official may permit placement of larger rock when the soils engineer properly devises a method of placement, and continuously inspects its placement and approves the fill stability.

The following conditions must also apply:

1. Prior to issuance of the grading permit, potential rock disposal areas must be delineated on the grading plan.
2. Rock sizes greater than 12 inches (305 mm) in maximum dimension must be ten feet (3048 mm) or more below grade, measured vertically.
3. Rocks must be placed so as to assure filling of all voids with well-graded soil.

**16.04.185 Compaction.** Section J107.4 of the CBC Appendix is amended to read as follows:

**J107.4 Compaction.** All fill material must be compacted to 90 percent of maximum density as determined by ASTM D 1557, Modified Proctor, in lifts not exceeding 12 inches (305 mm) in depth.

*[DSA-SS and OSHPD 1, 2 & 4] This section establishes minimum requirements only.*

**16.04.190 Slope.** Section J107.5 of the CBC Appendix is amended to read as follows:

**J107.5 Slope.** The slope of fill surfaces may be no steeper than is safe for the intended use. Fill slopes may be no steeper than one unit vertical in two units horizontal (50 percent slope).

**16.04.195 Setbacks – General.** Section J108.1 of the CBC Appendix is amended to read as follows:

**J108.1 General.** Cut and fill slopes must be set back from the property lines in accordance with this section. Setback dimensions are the horizontal distances measured perpendicular to the property line and must be as shown in Figure J108.1.

**16.04.200 Top of cut slope.** Section J108.2 of the CBC Appendix is amended to read as follows:

**J108.2 Top of Cut Slope.** The top of cut slopes may not be made nearer to a site boundary line than one-fifth of the vertical height of cut with a minimum of 2 feet (610 mm) and a maximum of 10 feet (3048 mm). The setback may need to be increased for any required interceptor drains.

**16.04.205 Toe of fill slopes.** Section J108.3 of the CBC Appendix is amended to read

as follows:

**J108.3 Toe of Fill Slope.** The toe of a fill slope may not be made nearer to the site boundary line than one-half the height of the slope with a minimum of 2 feet (610 mm) and a maximum of 20 feet (6096 mm). Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions must be incorporated in the work as the Building Official deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

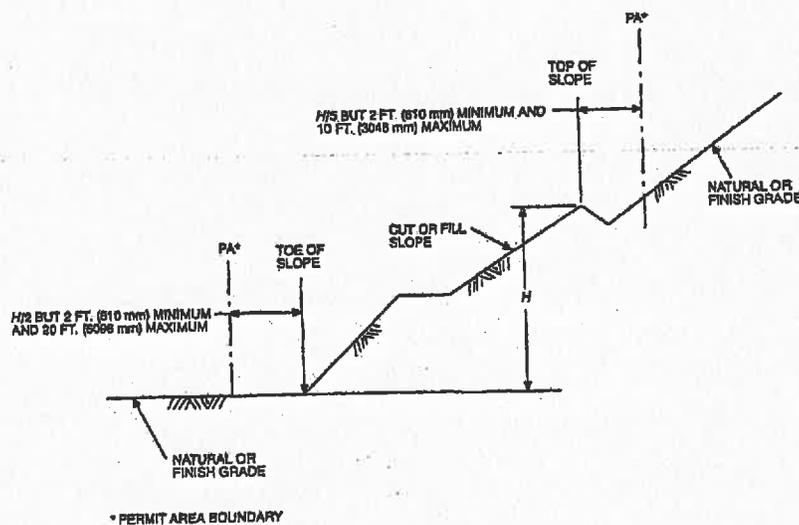
1. Additional setbacks.
2. Provision for retaining or slough walls.
3. Mechanical or chemical treatment of the fill slope surface to minimize erosion.
4. Provisions for the control of surface waters.

**16.04.210 Setbacks.** Section J108.4 of the CBC Appendix is amended to read as follows:

**J108.4 Modification of Slope Location.** The Building Official may approve alternate setbacks. The Building Official may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.

**16.04.215 Figure – drainage dimensions.** Figure J108.1 of the CBC Appendix is amended to read as follows:

Figure J108.1 Drainage Dimensions is replaced with the following Figure:



**16.04.220 Drainage and terracing - General.** Section J109 of the CBC Appendix is amended to read as follows:

J109.1 General. Unless otherwise indicated on the approved grading plan, drainage facilities and terracing must conform to the provisions of this section for cut or fill slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).

**16.04.225 Terrace.** Section J109.2 of the CBC Appendix is amended to read as follows:

J109.2 Terrace. Terraces at least six feet (1829 mm) in width must be established at not more than 30-foot (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris, except that where only one terrace is required, it must be at mid-height. For cut or fill slopes greater than 60 feet (18 288 mm) and up to 120 feet (36 576 mm) in vertical height, one terrace at approximately mid-height must be 12 feet (3658 mm) in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet (36 576 mm) in height must be designed by the civil engineer and approved by the Building Official. Suitable access must be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces must: (a) have a minimum gradient of five percent; (b) be paved with reinforced concrete not less than three inches (76 mm) in thickness, or an approved equal paving; (c) have a minimum depth at the deepest point of one foot (305 mm); and (d) have a minimum paved width of five feet (1524 mm).

A single run of a swale or ditch may not collect runoff from a tributary area exceeding 13,500 square feet (1254.2 m<sup>2</sup>) (projected) without discharging into a down drain.

**16.04.230 Interceptor drains.** Section J109.3 of the CBC Appendix to amended to read as follows:

J109.3 Interceptor Drains. Paved interceptor drains must be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than 40 feet (12 192 mm) measured horizontally. Interceptor drains must be paved with a minimum of three inches (76 mm) of concrete or gunite and reinforced, and must have a minimum depth of 12 inches (305 mm) and a minimum paved width of 30-inches (762-mm) measured horizontally across the drain. The slope of drain must be approved by the Building Official.

**16.04.235 Disposal.** Section J109.4 of the CBC Appendix is amended to read as follows:

J109.4 Disposal. All drainage facilities must be designed to carry waters to the nearest practicable drainage way approved by the Building Official or other appropriate jurisdiction as a safe place to deposit such waters. Erosion of ground in the area of discharge must be prevented by installation of non-erosive down-drains or other devices. Building pads must have a drainage gradient of two percent (2%) toward approved drainage facilities, unless waived by the Building Official.

**EXCEPTION:** The gradient from the building pad may be one percent (1%) if all of the following conditions exist throughout the permit area:

1. No proposed fills are greater than ten feet (3048 mm) in maximum depth.
2. No proposed finish cut or fill slope faces have a vertical height in excess of ten feet (3048 mm).
3. No existing slope faces steeper than one unit vertical in ten units horizontal (10 percent slope) have a vertical height in excess of one foot (3048 mm).

**16.04.240 Erosion control – General.** Section J110.1 of the CBC Appendix is amended to read as follows:

J110.1 General. The faces of cut and fill slopes must be prepared and maintained to control erosion. This control may be permitted to consist of effective planting.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials.

Erosion control for the slopes must be installed as soon as practicable and prior to calling for final inspection.

**16.04.245 Completion of work.** Section J113 is added to the CBC Appendix to read as follows:

Section J113. Completion of Work.

J113.1 Final Reports. Upon completion of the rough-grading work and at the final completion of work, the following reports, drawings, and supplements are required for engineered grading, or when professional inspection is performed for regular grading, as applicable.

1. An as-built grading plan prepared by the civil engineer retained to provide such services in accordance with Section J105.5 showing original ground-surface elevations, as graded-ground surface elevations, lot drainage patterns, and the location and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed locations, elevations, and details of subsurface drains must be shown as reported by the soils engineer. Civil engineers must state that to the best of their knowledge that the work within their area of responsibility was done in accordance with the final approved grading plan.
2. A report prepared by the soils engineer retained to provide such services in accordance with Section J105.5, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers must submit a statement that, to the best of their knowledge, the

work within their area of responsibilities is in accordance with the approved soils report and applicable provisions of this chapter.

3. A report prepared by the engineering geologist retained to provide such services in accordance with Section J105.5, including a final description of the geology of the site and any new information disclosed during grading and the effect of the same on recommendations incorporated in the approved grading plan. Engineering geologists must submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter.
4. The grading contractor must submit in a form prescribed by the Building Official a Statement of Conformance to the as-built plan and the specifications.

**16.04.250 Notification of completion.** Section J114 is added to the CBC Appendix to read as follows:

J114. Notification of Completion. The permittee must notify the Building Official when the grading operation is ready for final inspection. Final approval may not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted.

**16.04.255 California plumbing code administration provisions.** The administrative provisions of the California Building Code contained in Chapter 1, Division II, of that Code and as modified in the Camarillo Municipal Code, are used for the administrative provisions governing the California Plumbing Code, including violation and penalty provisions, which are governed by Camarillo Municipal Code § 16.04.310.

**16.04.260 California mechanical code administration provisions.** The administrative provisions of the California Building Code contained in Chapter 1, Division II, of that Code and as modified in the Camarillo Municipal Code, are used for the administrative provisions governing the California Mechanical Code, including violation and penalty provisions, which are governed by Camarillo Municipal Code § 16.04.310.

**16.04.265 California electrical code administration provisions.** The administrative provisions of the California Building Code contained in Chapter 1, Division II, of that Code and as modified in of the Camarillo Municipal Code, are used for the administrative provisions governing the California Electrical Code, including violation and penalty provisions, which are governed by Camarillo Municipal Code § 16.04.310.

**16.04.270 California residential code administration provisions.** The administrative provisions of the California Building Code contained in Chapter 1, Division II of that Code and as modified in of the Camarillo Municipal Code, are used for the administrative provisions governing the California Residential Code, including violation and penalty provisions, which are governed by Camarillo Municipal Code § 16.04.310.

**16.04.275 Materials and construction methods for exterior wildfire exposure.**

Section R327.1.1 of the CRC is amended to read as follows:

R327.1.1 Scope. Requirements for materials and construction methods for exterior wildfire exposure are found in Chapter 7A of the California Building Code.

**16.04.280 Foundations application.** Section R401.1 of the CRC is amended as follows:

R401.1. The provisions of this chapter control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2 (1) must meet the provisions of Section R322. Wood foundations must be designed and installed in accordance with AF&PA PWF (American Forest & Paper Association permanent wood foundation).

Exception: The provisions of this chapter are permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet.

Wood foundations in Seismic Design Category D0, D1, D2, or E, are not permitted.

**16.04.285 Footings.** Sections R403.1.2, R403.1.3, and R403.1.5 of the CRC are hereby amended to read as follows:

R403.1.2 Continuous footing in Seismic Design Categories D0, D1, D2, and E. The braced wall panels at exterior walls of buildings located in Seismic Design Categories D0, D1, D2 and E must be supported by continuous footings. All required braced wall panels in buildings must be supported by continuous footings.

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D0, D1, D2, and E, as established in Table R301.2(1), must have minimum reinforcement. Bottom reinforcement must be located a minimum of three inches (3") clear from the bottom of the footing.

In Seismic Design Categories D0, D1, D2, and E, where construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar must be installed at not more than four feet (4') on center. The vertical bar must extend three inches (3") clear of the bottom of the footing, have a standard hook and extend a minimum of fourteen inches (14") into the stem wall.

In Seismic Design Categories D0, D1, D2, and E, where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar must be installed at not more than four feet (4') on center. The vertical bar must extend to 3 inches clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D0, D1, D2, and E, masonry stem walls without solid grout and vertical reinforcing are not permitted.

**EXCEPTION:** In detached one- and two-family dwellings located in Seismic Design Categories A, B, or C which are three (3) stories or less in height and constructed with stud-bearing walls, plain concrete footings without longitudinal reinforcement supporting wall, and isolated plain concrete footings supporting columns or pedestals are permitted.

**R403.1.5 Slope.** The top surface of footings must be level. The bottom surface of footings must be permitted to have a slope not exceeding one vertical unit in 10 units horizontal (10 percent slope). Footings must be stepped, where it is necessary to change the elevation of the top surface of the footing, or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories D0, D1, D2, and E, stepped footings must be reinforced with four, ½-inch-diameter deformed reinforcing bars. Two (2) bars must be placed at the top and bottom of the footings.

**16.04.290 Foundation Design.** Section R403.1.8.2 is hereby added and TABLE R403.1 is hereby amended to read as follows:

**R403.1.8.2.** When buildings are located on expansive soil having an expansion index greater than 50, gutters, downspouts, piping, and/or other non-erosive devices must be provided to collect and conduct rain water to pervious areas such as yards, open channels, or vegetated areas. Routing rooftop runoff via yard drains to the roadway or the storm water conveyance system is not permitted.

Table 4D3.1—Foundations for stud bearing walls—minimum requirements 1, 10, 11, 12

Weighted expansion index	Foundation for slab and raised floor systems <sup>2,3,7</sup>							Restrictions on piers under raised floors			
	No. of stories	Stem thickness <sup>8</sup>	Footing width <sup>9</sup>	Footing thickness	Inches		Reinforcement for continuous foundations <sup>3a</sup>		Concrete slabs 3-1/2" minimum thickness 4" with E.L. over S1 Reinforcement <sup>3a</sup>	Pre-moistening of soils under footings, piers and slabs <sup>3a</sup>	
					All perimeter footings <sup>8</sup>	Interior footings for slab and raised floors <sup>8</sup>					Total thickness of sand
0-20 Very low non expansive	1	6	12	6	12	12	1-#4 Top and bottom	#4 @ 48" o.c. each way or #3 @ 36" o.c. each way	2"	Moistening of ground prior to placing concrete is recommended	Piers allowed for single floor loads only
	2	8	15	7	18	18	Top and bottom				
	3	10	18	8	24	24	bottom				
21-50 Low	1	6	12	6	15	12	1-#4 Top and bottom	#3 @ 36" o.c. each way	4"	3% over optimum moisture required to a depth of 18" below lowest adjacent grade. Testing required	Piers allowed for single floor loads only
	2	8	15	7	18	18	Top and bottom				
	3	10	18	8	24	24	bottom				
51-90 Medium	1	6	12	8	21	12	1-#4 top and bottom	#3 @ 24" o.c. each way	4"	3% over optimum moisture required to a depth of 18" below lowest adjacent grade. Testing required	Piers not allowed
	2	8	15	8	21	18	Top and bottom				
	3	10	18	8	24	24	#3 bars @ 24" o.c. each way 12" into footing, 36" into slab 10				
91-130 High	1	6	12	8	27	12	2-#4 Top & bottom	#3 @ 24" o.c. each way	4"	3% over optimum moisture required to a depth of 18" below lowest adjacent grade. Testing required	Piers not allowed
	2	8	15	8	27	18	Top & bottom				
	3	10	18	8	27	24	#3 bars @ 24" o.c. each way 12" into footing, 36" into slab 10				
Above 130 very high	Special design by a licensed Architect or Engineer required										Piers not allowed

**16.04.295 Footnotes to table CRC R403.1.** Table R403.1, Footnotes of the CRC is amended to read as follows:

1. Pre-moistening is required where specified in Table CRC R403.1 in order to achieve maximum and uniform expansion of the soil prior to construction and thus, limit structural distress caused by uneven expansion and shrinkage. Other systems, which do not include pre-moistening, may be approved by the Building Official, when such alternatives are shown to provide equivalent safeguards against the adverse effects of expansive soil.
2. Under-floor access crawl holes must be provided with curbs extending not less than six (6) inches above adjacent grade to prevent surface water from entering the foundation area.
3. Reinforcement for continuous foundations must be placed not less than three inches (3") above the bottom of the footing and not less than three inches (3") below the top of the stem.
4. Slab reinforcement must be placed at mid-depth and continue to within two inches (2") of the exterior face of the exterior footing walls.
5. Moisture content of soils must be maintained until foundations and piers are poured and a vapor barrier is installed. A test must be taken within 24 hours of each slab pour.
6. Crawl spaces under raised floors need not be pre-moistened except under interior footings. Interior footings which are not enclosed by a continuous perimeter foundation system or equivalent concrete or masonry moisture barrier must be designed and constructed, as specified for perimeter footings in Table CRC R403.1.
7. A grade beam not less than twelve-inches-by-twelve-inches (12" X 12") in cross-sectional area, reinforced as specified for continuous foundations in Table CRC R403.1, must be provided at garage door openings.
8. Foundation stem walls which exceed a height of three times the stem thickness above lowest adjacent grade must be reinforced in accordance with Sections 18 and 19 in the CBC, or as required by engineering design, whichever is more restrictive.
9. Footing widths may be reduced upon submittal of calculations by a registered civil or structural engineer or licensed architect, but must be a minimum of 12 inches for one- and two-story structures and 15 inches for three-story structures.
10. Bent reinforcing bar between exterior footing and slab may be omitted when floor is designed as an independent, floating slab.
11. Fireplace footings must be reinforced with a horizontal grid located three inches

(3") above the bottom of the footing and consisting of not less than No. 4 bars at twelve inches (12") on center each way. Vertical chimney reinforcing bars must be hooked under the grid.

12. Underground utility conduits must be installed prior to foundation inspection and must extend beyond the foundation.

**16.04.300 Lateral support.** Section R802.8 of the CRC is hereby amended to read:

R802.8 Lateral Support. Roof-framing members and ceiling joists having a depth-to-thickness ratio exceeding 2 to 1 based on nominal dimensions must be provided with lateral support at points of bearing to prevent rotation. For roof rafters with ceiling joists attached per Table R602.3(1), the depth-thickness ratio for the total assembly will be determined using the combined thickness of the rafter, plus the attached ceiling joist.

**16.04.305 Wood truss design.** Section R802.10.2 of the CRC is hereby amended to read:

R802.10.2 Wood Truss Design. Wood trusses must be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses must comply with ANSI/TPI 1. The truss design drawings must be prepared by a registered professional.

**16.04.307 Fee tables amended.** Fees for building, plumbing, mechanical, electrical, grading permits, and plan reviews are set by City Council resolution.

**16.04.310 Violations and penalties.**

- (a) It is unlawful for any person, or entity to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any land, building or structure, building service equipment, machine or equipment; or cause or permit the same to be done in violation of this chapter or the codes adopted by reference pursuant to this chapter. Each such person is guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter or the codes adopted by reference pursuant to this chapter is committed, continued, or permitted.
- (b) It is unlawful for any person to remove, deface, alter, or obstruct from view a posted notice of the Building Official when such notice constitutes a stop work order or a warning of substandard or hazardous conditions or prohibits or restricts the occupancy or use of a building, structure, or building service equipment regulated by this chapter or the codes adopted by reference pursuant to this chapter.
- (c) Every violation of this code, or of any of the codes, adopted pursuant to this chapter is a misdemeanor.
- (d) Any person convicted of a misdemeanor, can be punished by a fine of not more than one thousand dollars (\$1,000), or by imprisonment for not more than six

months, or by both, such fine and imprisonment.

**16.04.315 Application of other codes.** Section 102.3 of the IPMC is amended to read as follows:

102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, must be done in accordance with the provisions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Residential Code, and the California Green Building Standards. Nothing in this code will be construed to cancel, modify, or set aside any provision of the Camarillo Municipal Code.

**16.04.320 Fees.** Section 103.5 of the IPMC is amended to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out the department's responsibilities under this code are set by City Council resolution.

**16.04.325 Violation penalties.** Section 106.4 of the IPMC is amended to read as follows:

106.4 Violation Penalties. Section 16.04.310 of the CMC regulates the violation penalty provisions of the IPMC.

**16.04.330 Unsafe structures and equipment.** Section 108 of the IMPC is amended to read as follows:

108 Unsafe Structures and Equipment is amended to read as set forth in Section § 17920.3 of the California Health and Safety Code.

**16.04.335 Enclosures.** Section 303.2 of the IPMC is amended to read as follows:

303.2 Enclosures. Private swimming pools, hot tubs and spas containing water more than 18 inches in depth must be completely surrounded by a fence or barrier at least sixty inches (60") in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers must be self-closing and self latching. Where release mechanisms of the self-latching device are located less than 60 inches above grade measured on the side of the barrier that faces away from the pool, the release mechanism must be located on the pool side of the gate at least three inches (3") below the top of the gate and the barrier must have no opening greater than one-half inch within eighteen inches (18") of the release mechanism. Self-closing, self- latching gates must be maintained such that the gate will positively close and latch when released from an open position of six inches from the gate post. No existing pool enclosure may be removed, replaced, or changed in a manner that reduces its effectiveness as a safety barrier.

The Exception is deleted in its entirety.

**16.04.340 Exterior structure unsafe conditions.** Section 304.1.1 of the IPMC is

amended to read as follows:

**304.1.1 Unsafe Conditions.** The following conditions are determined to be unsafe and must be repaired or replaced to comply with the California Building Codes as required for existing buildings:

**16.04.345 Interior structure unsafe conditions.** Section 305.1.1 of the IPMC is amended to read as follows:

**305.1.1 Unsafe Conditions.** The following conditions are determined to be unsafe and must be repaired, or replaced, to comply with the California Building Codes as required for existing buildings:

**16.04.350 Component serviceability unsafe conditions.** Section 306.1.1 of the IPMC is amended to read as follows:

**306.1.1 Unsafe Conditions.** The following conditions are determined to be unsafe and must be repaired, or replaced, to comply with the California Building Codes as required for existing buildings:

**16.04.355 Public toilet facilities.** Section 502.5 of the IPMC is amended to read as follows:

**502.5 Public Toilet Facilities.** Public toilet facilities must be maintained in a safe sanitary working condition in accordance with the California Plumbing Code. Except for periodic maintenance or cleaning, public access and use must be provided to the toilet facilities at all times during occupancy of the premises.

**16.04.360 Water system.** Section 505.1 of the IPMC is amended to read as follows:

**505.1 General.** Every sink, lavatory, bathtub, shower, drinking fountain, water closet, or other plumbing fixture must be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, and bathtubs and showers must be supplied with hot or tempered, and cold running water in accordance with the California Plumbing Code.

**16.04.365 Residential occupancies.** Section 602.2 of the IPMC is amended to read as follows:

**602.2 Residential Occupancies.** Dwellings must be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances may not be used to provide space heating to meet the minimum requirements of this section.

**16.04.370 Heat supply.** Section 602.3 Exceptions of the IPMC is deleted in its entirety.

**16.04.375 Occupiable work spaces.** Section 602.4 of the IPMC is amended to read

as follows:

602.4 Occupiable Work Spaces. Indoor occupiable work spaces must be supplied with heat to maintain a temperature of not less than 65°F during the time the spaces are occupied.

**16.04.380 Service.** Section 604.2 of the IPMC is amended to read as follows:

604.2 Service. The size and usage of appliances and equipment serves as a basis for determining the need for additional facilities in accordance with the California Electrical Code. Dwelling units must be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

**16.04.385 Electrical equipment.** Section 604.3.1.1 Electrical Equipment is amended to read as follows:

604.3.1.1 Electrical Equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground-fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaries, ballasts, motors and electronic control, signaling, and communication equipment and that have been exposed to water must be replaced in accordance with the provisions of the California Building Code and California Electrical Code.

**16.04.390 Electrical Equipment.** Section 604.3.2.1 Electrical Equipment is amended to read as follows:

604.3.2.1 Electrical Equipment. Electrical switches, receptacles and fixtures, including furnace, water-heater, security system, and power-distribution circuits, that have been exposed to fire, must be replaced in accordance with the California Building Code and the California Electrical Code.

**16.04.395 Locked doors.** Section 702.3 of the IPMC is amended to read as follows:

702.3 Locked Doors. All means of egress doors must be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where door hardware conforms to that permitted by the California Building Code.

**16.04.400 Post-disaster safety assessment placards.** Chapter 9 is added to the IPMC to read as follows:

## CHAPTER 9 POST-DISASTER RECOVERY AND RECONSTRUCTION

### SECTION 901 – POST-DISASTER SAFETY ASSESSMENT PLACARDS AND SECURITY

**901.1 SCOPE.** This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or man-made disaster.

It further authorizes the Building and Safety Department, as well as authorized representatives, to post appropriate placards at each entry point to a building or structure upon completion of a safety assessment.

**901.2 APPLICATION OF PROVISIONS.** The provisions of this chapter are applicable to all buildings and structures, of all occupancies, regulated by the City following each natural or man-made disaster.

**901.3 DEFINITIONS.**

**901.3.1 BUILDING OFFICIAL** is defined in Section 16.04.020 of the Camarillo Municipal Code.

**901.3.2 SAFETY ASSESSMENT** is a visual examination of a building or structure for the purpose of determining whether continued use or occupancy is appropriate following a natural or man-made disaster.

**901.4 PLACARDS.** The following official placards must be used to designate the condition of buildings or structures following a disaster.

**901.4.1 (GREEN) INSPECTED - LAWFUL OCCUPANCY PERMITTED.** Posted on any building or structure where no apparent hazard has been found. Placement of this placard does not mean that there is no damage to the building or structure.

**901.4.2 (YELLOW) RESTRICTED OR LIMITED ENTRY.** Posted on each damaged building or structure where damage has created a hazardous condition which justifies restricted occupancy. The Building Official who posts this placard will note in general terms the hazard created and will clearly and concisely note the restrictions on occupancy.

**901.4.3 (RED) UNSAFE -- DO NOT ENTER OR OCCUPY.** Posted on each damaged building or structure such that continued occupancy poses a threat to life or health. Buildings or structures posted with this placard may be entered only after authorization in writing by the building official. Safety assessment teams are authorized to enter these buildings at any time. This placard may not be used or considered as a demolition order. The official who posts this placard must make a note in general terms of the damage encountered.

**901.4.4 SECURING OF UNSAFE BUILDINGS OR STRUCTURES.** Buildings or structures that have been determined by the Building Official to pose a threat to life safety or to be unsafe due to damage may be required by the Building Official to be secured from entry by fencing or other approved means until such time that the damage or threat to life is removed by repair, reconstruction or demolition. The fencing or security measures may not be removed without authorization from the building official.

**901.4.5 REMOVAL OF PLACARDS.** Once the placard has been attached to a building or structure, it may not be removed, altered, or covered until authorized by

the Building Official.

**901.5 VIOLATION.** Any violation of § 16.04.370 of this code is a misdemeanor and will be subject to punishment according to the provisions of § 16.04.310.

## **SECTION 902 – POST DISASTER ABATEMENT**

**902.1 INTENT.** This chapter establishes abatement criteria for all buildings and structures damaged as a result of a disaster for which a local emergency has been declared.

**902.2 APPLICATION OF PROVISIONS.** The provisions of this chapter are applicable to all buildings and structures regulated by the City.

**902.3 DEFINITIONS.** For the purpose of the chapter, the following definitions apply:

**902.3.1 EVENT** means any occurrence which results in the declaration of a disaster, including but not limited to, fires, landslides, wind storms, earthquakes, and floods.

**902.3.2 HISTORIC BUILDING OR STRUCTURE** means any building or structure registered with a federal, state, county, or city government, or the register of points of interest. Historic buildings and structures also include those buildings and structures within a recognized historic district.

**902.3.3 STATE HISTORIC PRESERVATION OFFICER (SHPO)** is the person appointed by the Governor, pursuant to Section 101(b)(1) of the National Historic Preservation Act of 1966, as amended, to administer the State Historic Preservation Program.

Office of Historic Preservation  
Department of Parks and Recreation  
P.O. BOX 942896  
Sacramento, CA 94296-0001  
Phone: (916) 653-6624  
FAX: (916) 653-9824

## **902.4 ABATEMENT CRITERIA**

**902.4.1 NOTICE OF DETERMINATION.** Except as provided in Section 902.4.2 below, the Building Official must serve a written Notice of Determination to each property owner as found on the latest available copy of the last equalized assessment roll. Such Notice of Determination must be delivered by hand-delivery, telephone, telegram, facsimile or other reasonable means, and must clearly indicate that the structure is an imminent hazard and dangerous and that, as such, it constitutes a public nuisance. The notice must set forth those factors which, in the opinion of the Building Official, make the structure an imminent hazard and dangerous, and must also include a directive from the Building Official of the specific action or actions to be taken by the property owner. The Notice must specify that within 48 hours from the

time of issuance of the Notice of Determination, the owner or other party of record with an equitable or legal interest in the property must abate the nuisance in accordance with the directives written in the Notice of Determination by the Building Official.

**902.4.2 NOTICE OF DETERMINATION EXCEPTION.** No prior notice is required, when the building official, after considering all the facts, determines, in writing, that the structure is an imminent hazard and dangerous, and that it must be abated immediately and that time and circumstances do not permit the giving of prior notice to the owner. In those cases where time and circumstances do not permit the City to give the owner notice prior to abatement, the Building Official may cause the nuisance to be summarily abated.

**902.4.3 APPEAL OF NOTICE OF DETERMINATION.** A Notice of Determination delivered by the Building Official, that a building or structure is an imminent hazard and dangerous and therefore must be abated, may be appealed by the property owner or any other party of record with an equitable or legal interest in the property. Such appeal must be made to the Building Official within 48 hours of delivery of such Notice of Determination by the Building Official. Such appeal must be accompanied by a written Hazard Abatement Plan signed by a State of California licensed engineer or architect or by a written report by a State of California licensed engineer or architect stating why the engineer or architect feels the building or structure is not an imminent hazard or dangerous at this time. Such report must include a recommendation by the engineer or architect as to what should or should not be done at this time. If the Building Official accepts the proposed Hazard Abatement Plan in lieu of the Notice of Determination, the Hazard Abatement Plan must be implemented within 24 hours of acceptance by the Building Official. If the Building Official accepts an engineer's report and agrees there is no imminent hazard, the Building Official must rescind, in writing, the Notice of Determination.

Should the Building Official disagree with the Hazard Abatement Plan, or should the Building Official disagree with the engineer's or architect's report, a hearing must be conducted by the Board of Appeals, as soon as a quorum can be assembled.

**902.4.4 BOARD OF APPEALS HEARING.** At the hearing, the appellant has the right to call witnesses, to submit evidence, and to cross-examine the witnesses of the City. All witnesses must be sworn.

A record of the proceedings must be made by tape recording. Any relevant evidence may be submitted, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in the courts of this State.

At the close of the hearing, the Board of Appeals must act to either uphold, overrule, or modify the determination and order of the Building Official. The determination and order of the Building Official will be upheld, unless the Board of Appeals finds, based upon the evidence in the record, that the Building Official erred in determining that the structure is an imminent hazard and dangerous. The decision of the Board of Appeals,

with the reasons therefore, may be given orally on the record. If given orally, the decision must be memorialized in writing and served upon the applicant within 24 hours of the time the oral decision is rendered.

If the Board of Appeals upholds the decision of the Building Official, the property owners of record will be ordered to abate the public nuisance within the time set forth in the order. If the structure is determined not to be an imminent hazard and dangerous, the Building Official's determination and order will be vacated. The decision of the Board of Appeals will be final on the date it is rendered.

**902.4.5 HAZARD ABATEMENT PLAN.** If a Hazard Abatement Plan is approved by the Building Official, the owner or other interested party of record must execute such plan within 24 hours of obtaining approval of the plan from the Building Official. Within 24 hours of completion of the abatement work the owner or other interested party of record must provide the Building Official with a written certification that the public nuisance, as described in the Building Official's Notice of Determination, has been abated.

If the work performed pursuant to the Hazard Abatement Plan amounts to temporary abatement, the owner or other party of record, prior to proceeding with permanent repairs, must obtain required permits and file a damage assessment report with the Building Official. The damage assessment report must be reviewed and approved by the Building Official prior to proceeding with permanent repairs.

**902.4.6 FAILURE TO PERFORM.** In those instances where the property owner or other interested party of record either does not respond to the Building Official's Notice of Determination or approved Hazard Abatement Plan, responds untimely, or responds timely but fails to abate the public nuisance within the required time period, the imminent hazard and dangerous structure will be subject to immediate abatement by the Building Official.

**902.4.7 PUBLIC NUISANCE.** All structures or portions of such structures which, after inspection by the Building Official, are determined to be an imminent hazard and dangerous, either to the public, occupants of the subject structure, or to any adjacent structures, are hereby declared to be public nuisances and must be abated by the owner in accordance with the procedures specified in Sections 43.2.4.4 and 43.2.4.5.

**902.4.8 SUSPENSION OF ABATEMENT OF WORK.** Notwithstanding any code provisions to the contrary, the Building Official is authorized to suspend abatement work, and to allow the property owner or other party of legal interest to complete the abatement work.

**902.4.9 CHANGE OF STATUS.** When the conditions making a structure an imminent hazard and dangerous have been abated, the structure will no longer be considered an imminent hazard and dangerous. However, if the abatement work is temporary in nature, as determined by the Building Official, the structure will remain subject to the provisions of this section.

**902.4.10 DEMOLITION PERMIT.** If the owner of any building or structure has decided to demolish rather than repair, the owner, or the owner's representative, must obtain a demolition permit.

## **902.5 HAZARD ABATEMENT OF HISTORIC BUILDINGS OR STRUCTURES.**

**902.5.1 NOTIFICATION OF IMMINENT HAZARD.** Within ten days after the event, the Building Official must notify the State Historic Preservation Officer that one of the following actions will be taken regarding any historic building or structure determined by the Building Official to represent an imminent hazard to the health or safety of the public, or to pose an imminent threat to the public right of way:

**902.5.1.1 BRACING OR SHORING.** Whenever possible, as determined by the Building Official, the building or structure may be braced or shored in such a manner as to mitigate the hazard to public health or safety or the hazard to the public right-of-way.

**902.5.1.2 CONDEMNATION.** Whenever bracing or shoring is determined to be an unreasonable alternative, the Building Official may cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition may be performed in the interest of public health or safety without a condemnation hearing as required by the Uniform Code for the Abatement of Dangerous Buildings.

**902.5.2 CONDEMNATION PROCEEDINGS.** If, ten days after the event and less than thirty (30) days after the event, an historic building or structure is determined by the Building Official to represent a hazard to the health or safety of the public or to pose a threat to the public right of way, the Building Official may initiate condemnation proceedings in accordance with the Uniform Code for the Abatement of Dangerous Buildings. The Building Official may also notify the Federal Emergency Management Agency (FEMA), in accordance with the National Historic Preservation Act of 1966, as amended, of its intent to hold a condemnation hearing.

**902.5.3 REQUEST TO DEMOLISH.** If the Building Official and the owner of any historic building or structure agree that such a building or structure should be demolished, the Building Official must submit a request to demolish to the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1986, as amended. Such request must include all substantiating data.

## **SECTION 903 – DISASTER REPAIR AND RECONSTRUCTION**

**903.1 INTENT.** This section establishes standards and regulations for the expeditious repair and reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared.

### **903.2 APPLICATION OF PROVISIONS.**

**903.2.1 DECLARATION OF EMERGENCY.** The provisions of this chapter are

applicable to all buildings and structures regulated by the City following each disaster after a local emergency has been declared.

**903.2.2 WAIVER FOR ENGINEERING EVALUATION.** The requirements of this chapter may be waived by the Building Official subject to an Engineering Evaluation as defined in Section 903.3.3.4.

**903.3 DEFINITIONS.** For the purpose of this section, the following definitions apply:

**903.3.1 ARCHITECT** is a person licensed by the State of California to practice architecture, as prescribed by the State of California Business and Professions Code.

**903.3.2 CIVIL ENGINEER** is a person registered by the State of California to practice Civil Engineering, as prescribed by the State of California Business and Professions Code.

**903.3.3 CURRENT CODE** means those codes adopted by the City pursuant to California Health and Safety Code § 18941.5.

**903.3.4 ENGINEERING EVALUATION** is an evaluation of a damaged building or structure, or suspected damaged building or structure, performed under the direction of a structural engineer, civil engineer, or architect retained by the owner of the building or structure. Engineering evaluations must, at a minimum, contain recommendations for repair and an appropriate opinion of the construction cost for those repairs. All engineering evaluations must include the engineer's or architect's stamp, wet-signature, and license expiration date.

**903.3.5 ESSENTIAL SERVICE FACILITY** means those buildings or structures designated by the City to house facilities necessary for emergency operations subsequent to a disaster.

**903.3.6 REPLACEMENT VALUE** is the dollar value, as determined by the building official, for replacing a damaged structure with a new structure of the same size, same type of construction, and same occupancy, and located on the same site.

**903.3.7 STRUCTURAL ENGINEER** is a person registered by the State of California to practice civil engineering and to use the title, Structural Engineer, as defined in Section 5537.1 of the State of California Business and Professions Code.

**903.3.8 VALUE OF REPAIR** is the dollar value, as determined by the Building Official, for making necessary repairs to the damaged structure.

**903.4 REPAIR CRITERIA**

**903.4.1 GENERAL.** Buildings and structures of all occupancies which have been damaged as the result of a disaster, except as otherwise noted, must be repaired in accordance with the following criteria:

**903.4.2 UP TO TEN PERCENT REPAIR VALUE.** When the estimated value of repair does not exceed ten percent of the replacement value of the structure, the damaged portion may be restored to the pre-disaster condition; except that when the damaged elements include suspended ceiling systems, the ceiling system must be repaired with all bracing required by current code.

**903.4.3 UP TO FIFTY PERCENT REPAIR VALUE.** When the estimated value of repair is greater than ten percent but less than fifty percent of the replacement value of the structure, the damaged elements must be repaired and brought into conformance with the structural requirements of the current code.

**903.4.4 MORE THAN FIFTY PERCENT REPAIR VALUE.** When the estimated value of repair is fifty percent or more of the replacement value of the structure, the entire structure must be brought into conformance with the fire and life safety and structural requirements of the current code.

**903.4.5 CHIMNEY VALUE EXCLUSION.** In Group R, Division 3, occupancies, the repair value of damaged chimneys may be excluded from the computation of percentage of replacement value. Damaged chimneys must be repaired in accordance with Section 903.5.

### **903.5 REPAIR CRITERIA FOR FIREPLACES AND CHIMNEYS.**

**903.5.1 GENERAL.** All damaged chimneys must be repaired or reconstructed to comply with the requirements of Chapter 21 of the CBC. Damaged portions of chimneys must be removed in accordance with the following criteria.

**903.5.2 DAMAGE ABOVE THE ROOF LINE.** When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion may be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstruction portion of the chimney must be braced to the roof structure using an approved method.

**903.5.3 SINGLE-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE.** For a single-story structure in which the damaged portion of the chimney is below the roof line, or the damaged portion extends from above the roof line to below the roof line, the chimney must be removed to the top of the firebox.

**903.5.4 MULTI-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE.** For a multi-story structure, the damaged portion of the chimney must be removed from the top to a floor line where anchorage is found.

**903.5.5 FIREBOX DAMAGE.** In any structure where the firebox has been damaged, the entire chimney and firebox must be removed to the foundation. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the foundation has been damaged, the foundation must be removed and replaced. Such reconstruction and replacement must be in accordance with Chapter 21 of the CBC Code.

**903.5.6 ENGINEERED ALTERNATE SOLUTIONS.** Where existing conditions preclude the installation of all anchorage required by Chapter 21 of the CBC, alternate systems may be used in accordance with the alternate methods and materials provisions of the CBC when approved by the Building Official.

**903.5.7 BRACING.** Where the portion of the chimney extending above the roof line exceeds two times the least dimension of the chimney, that portion above the roof line must be braced to the roof structure using an approved method.

**903.6 REPAIR CRITERIA FOR HISTORIC BUILDINGS OR STRUCTURES.**

**903.6.1 ENGINEERING EVALUATION REQUIRED.** Buildings or structures which are included on a national, state, or local register for historic places or which are qualifying structures within a recognized historic district, which have been damaged as a result of a disaster, must have an engineering evaluation performed.

**903.6.2 MINIMUM REPAIR CRITERIA.** The minimum criteria for repair are included in Section 903.4, Repair Criteria, with due consideration given to the historical rating and nature of the structures. Additional standards and criteria, as noted in Part 8, Title 24, California Code of Regulations, also apply.

**903.7 REPAIR CRITERIA FOR UNREINFORCED MASONRY BUILDINGS AND STRUCTURES.**

**903.7.1 GENERAL.** All damaged buildings determined to be bearing wall buildings constructed of unreinforced masonry must be repaired and strengthened to fully comply with the requirements of § 16.04.375."

**SECTION 3: Revocation.** The repeal of any provision of the Camarillo Municipal Code, or any other City resolution or ordinance will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining such action or prosecuting violations occurring before the effective date of this Ordinance.

**SECTION 4: Invalidity.** If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

**SECTION 5: Effective Date.** This Ordinance will be effective as of January 1, 2014.

**SECTION 6: Adoption.** The City Clerk is directed to certify the passage and adoption of this Ordinance and cause it to be published in accordance with California law.

PASSED, APPROVED, AND ADOPTED November 20, 2013

Charlotta Craven  
Mayor

Attested to on 11/21/2013

Jeffrie Madland  
City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1082 was introduced by the City Council at a meeting held November 6, 2013, and subsequently passed and adopted by the City Council at a regular meeting held November 20, 2013, by the following vote:

AYES: Councilmembers: Kildee, Little, McDonald, Morgan, Mayor Craven

NOES: Councilmembers: None

ABSENT: Councilmembers: None

Jeffrie Madland  
City Clerk

