STATE OF CALIFORNIA – GOVERNMENT OPERATIONS AGENCY GOVERNOR EDMUND G. BROWN JR.

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

January 24, 2014

Laura Maguire, Records Management Analyst
City Clerk Department
City of Thousand Oaks
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362

RE: Ordinance #1591-NS

Dear Ms. Maguire:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 13, 2013.

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,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

O'Brien, Laurie@DGS

From: Laura Maguire <LMaguire@toaks.org>
Sent: Friday, December 13, 2013 3:59 PM
To: OrdinanceFilings@DGS
Cc: Dave Hueners
Subject: City of Thousand Oaks' Building Ordinance Adopting 2013 Codes With Local Amendments
Attachments: 1591NS.pdf

2013 DEC 17 A 3

Good Afternoon:

As is required by the State, attached hereto is the City of Thousand Oaks' Building Ordinance Adopting 2013 Codes With Local Amendments.

The ordinance was introduced at the City of Thousand Oaks' regularly-scheduled City Council meeting of November 5, 2013, and adopted at its regularly-scheduled meeting on November 19, 2013.

If you need further information, please contact Dave Hueners, Building Official, at dhueners@toaks.org or (805) 449-2530.

Sincerely,

Laura Maguire, CRM
Records Management Analyst
City Clerk Department
City of Thousand Oaks
(805) 449-2152
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lmaguire@toaks.org
Please consider the environment before printing this email

ORDINANCE NO. 1591-NS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS ADDING TO THE THOUSAND OAKS MUNICIPAL CODE NEW CHAPTERS 1 (BUILDING CODE), 6 (MECHANICAL CODE), 7 (RESIDENTIAL CODE), 8 (PLUMBING CODE), 10 (ELECTRICAL WIRING CODE), 14 (UNIFORM SOLAR ENERGY CODE), AND 16 (GREEN BUILDING STANDARDS CODE) OF TITLE 8 RELATING TO THE BUILDING DIVISION AND ADOPTING CALIFORNIA BUILDING, RESIDENTIAL, GREEN BUILDING STANDARDS, MECHANICAL, PLUMBING AND ELECTRICAL CODES (2013 EDITION) AND THE UNIFORM SOLAR ENERGY CODE (2012 EDITION) BY REFERENCE AND REPEALING EXISTING CHAPTERS 1, 6, 7, 8, 10, 14 AND 16 OF TITLE 8 OF THE MUNICIPAL CODE **(MCA 2013-70247)**

WHEREAS, a public hearing concerning the adoption of this ordinance was held on November 5, 2013; and,

WHEREAS, notice of such hearing was published as required by law in the Thousand Oaks Star, once a week for two (2) successive weeks (at least five (5) days intervening between each notice); and

WHEREAS, the 2013 California Building Standards Code (California Code of Regulations Title 24) was approved by the California Building Standards Commission and will become effective Statewide on January 1, 2014; and

WHEREAS, full copies of the California Building, Residential, Mechanical, Plumbing, Electrical Code and Green Building Standards Code, 2013 Edition and the 2012 Uniform Solar Energy Code, to be adopted by reference, have been available for review and on file in the office of the City Clerk for fifteen (15) days prior to the public hearing, and shall remain in said office, and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5 and 17958.7 require the governing body of a city, before making any modifications or changes to the California Building Standards Code, to make an express finding that such modifications are reasonably necessary due to local climatic geological or topographical conditions; and

WHEREAS, after due consideration, the City Council hereby finds that due to local climatic, geologic and topographic conditions that exist in Thousand Oaks, modifications and changes to the current California Codes are reasonably

necessary to provide sufficient and effective protection of life, health and property; and,

WHEREAS, in support of these modifications and changes, the City Council hereby makes the following findings:

1. With respect to climate, Thousand Oaks experiences periods of high temperature accompanied by low humidity and high winds each year. These conditions create an extremely high fire risk and an environment in which available fire fighting-resources may be limited. As a direct result of said finding, structures need built-in fire protection.

2. With respect to geological setting, Thousand Oaks is located in a potentially high seismic activity zone and several areas within the city contain expansive soils. There are also known landslide hazards. Therefore, as a result of such geological findings, structures need additional reinforcing and deeper footings to mitigate these factors.

3. With respect to the topographical conditions of the City which cause the construction of city streets to adapt to said change, city residents experience uneven traffic flow patterns, cul-de-sacs and winding streets thereby delaying and/or deterring emergency services response. The public health and welfare would be served by making modifications to the State codes to address these local conditions.

4. The City of Thousand Oaks is located in a valley. The soil in this area is predominantly expansive, meaning that the soil volume will expand as water content increases and then shrinks as it dries out. Therefore local amendments are necessary to insure that building foundations are designed and constructed in a manner that compensates for these soil conditions.

5. The City is one of the major owners of open space in the State of California. The City regulates development on its hillsides. Therefore, chaparral and other vegetation are allowed to grow naturally in these areas. Over the years, this chaparral and other vegetation become dry and highly combustible.

6. The City experiences annual hot, dry, Santa Ana wind conditions. When a fire develops in these hillsides during wind conditions, the fire can spread rapidly to the developed areas. Therefore local amendments are necessary to provide an appropriate requirement for fire resistive construction in the City of Thousand Oaks.

7. All more detailed descriptions of the local climatic, geologic, and topographic conditions necessitating the local amendments, as set forth

more fully on pages 3 through 8 of the Community Development Department Staff Report of November 5, 2013, are incorporated herein by reference as additional findings.

NOW, THEREFORE, the City Council of the City of Thousand Oaks does ordain as follows:

Part 1

Chapters 1, 6, 7, 8, 10, 14, and 16 of Title 8 of the Thousand Oaks Municipal Code are hereby repealed.

Part 2

Chapter 1 of Title 8 of the Thousand Oaks Municipal Code is hereby added to read as follows:

CHAPTER 1. BUILDING CODE

Sec. 8-1.01. Amendments: California Building Code.

The Council, after due consideration, finds and determines that due to the geographical location of the City and the unusual soil, geological and topographical conditions prevailing within the City, the public health and welfare would best be served by adopting and amending the 2013 California Building Code as follows:

Sec. 8-1.02. Adoption of California Building Code.

Those certain Codes designated as the California Building Code, 2013 Edition, based upon the International Building Code, 2012 Edition as amended herein are adopted, including Appendices I and J, except as herein modified (Building Code). Said Building Code is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions and deletions set forth in this chapter, and said Building Code, including Chapter 1, Division II, Scope and Administration as amended herein, shall be known as the Building Code of the City.

At least one (1) copy of the Building Code is on file in the office of the Building Official for public record and inspection.

Sec. 8-1.03. Purpose.

The purpose of said Building Code is to provide minimum standards to safeguard life or limb, health, property and the public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy,

location, demolition, and maintenance of all building and structures within the City and certain equipment specifically regulated therein.

Sec. 8-1.04. City.

The name "City of Thousand Oaks" is hereby inserted in any and all blank spaces provided in said Building Code for the name of the jurisdiction adopting said Code, and wherever the word "city" or "jurisdiction" appears in said Code or is otherwise used, it shall mean and refer to the City of Thousand Oaks.

Sec. 8-1.05. Amendments: Volume 1, Chapter 1, Division II

Section 101.4.4 Property Maintenance. of said Building Code is hereby deleted.

Chapter 1, Division II of said Building Code is hereby amended by adding thereto Section 101.4.7 Notice of Noncompliance, to read as follows:

101.4.7 Notice of Noncompliance.

Whenever the Building Official determines that work has been done without the required permit, or has not been completed in accordance with the requirements of this Code, the Building Official may record a Notice of Noncompliance with the office of the County Recorder and shall notify the owner of the property of such action. The Notice of Noncompliance shall describe the property, shall set forth the noncomplying conditions, and shall state that the property owner has been so notified.

The Building Official shall submit a Notice of Compliance to the County Recorder when it is determined that noncomplying conditions have been corrected or removed. A fee as set forth in the Thousand Oaks Building Code Fee Schedule may be charged to the property owner for submittal of a Notice of Compliance.

Chapter 1, Division II of said Building Code is hereby amended by adding thereto Section 101.4.8 Power of Citation, to read as follows:

101.4.8 Power of Citation.

The Building Official and certain of his/her authorized subordinates as hereinafter provided shall have the power to issue citations pursuant to Chapter 5 of Title 1 of this Municipal Code whenever they have reasonable cause to believe that the person to be arrested has committed in their presence a misdemeanor, misdemeanor/infraction, or infraction, consisting of a violation of the provisions of this Code or any other ordinance or statute which the Building Official has a duty to enforce.

The persons who are authorized to make arrests as herein provided shall consist of the Building Official and those of his/her subordinates as he/she may from time to time designate, whose duties include inspection and enforcement activities for the City of Thousand Oaks.

Section 103.1 of said Building Code is hereby amended by adding thereto a second paragraph to read as follows:

Wherever the term "Building Official" appears in this Building Code, it shall mean and refer to the Building Official/Deputy Director of the Community Development Department of the City or his/her authorized representative.

Sec. 8-1.06. Amendments: Chapter 1, Division II, Section 105: Permits

Subdivisions 1, 2, and 4 of Section 105.2, "Work Exempt from Permit" Building. of said Building Code are hereby amended, and Subdivisions 14, and 15 are hereby added to Section 105.2, to read as follows:

105.2 Work Exempt from Permit.

Building:

1. One-story detached accessory structures used as a children's playhouse or tree house, pool dressing room, equipment shed or utility building and similar uses provided that all of the following conditions exist:

(i) The building is accessory to a dwelling unit.
(ii) It does not exceed one-hundred twenty (120) square feet in area or twelve (12') feet in overall height from floor to roof.
(iii) It contains no plumbing or electrical installations that require a permit.
(iv) It is not located in a front, side or other yard wherein a setback is required by City zoning regulations.
(v) It is separated more than six (6') feet from any similar accessory structure and from the dwelling.

2. Fences not over seven (7') feet high or masonry block walls not over three (3') feet high.

4. Retaining walls three (3') feet or less in height, not extending a yard on a downslope and/or with a soils retention depth of:

(i) No more than thirty-six (36") inches without a surcharge or
(ii) Eighteen (18") inches with a surcharge or supporting a slope.

14. Repairs to roof coverings not exceeding a total of one hundred (100) square feet or constituting the entire portion of a particular roof type within any 12-month period.

15. Detached decks which are less than thirty (30") inches above grade, are separated from main structures by five (5') feet or more, and are not in violation of any provision of the City zoning regulations.

Section 105.2 "Work Exempt From Permit" subsection "Electrical" of said Building Code is hereby amended by adding to Section 105.2 the following work exempted from permits, to read as follows:

105.2 Work Exempt from Permit.

Electrical:

1. Portable motors or other portable appliances energized by means of cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Wiring Code.

2. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.

3. Temporary decorative lighting.

4. Repair or replacement of current-carrying parts of any switch, contactor or control device.

5. Reinstallation of attachment plug receptacles, but not the outlets thereof.

6. Repair or replacement of any overcurrent device of the required capacity in the same location.

7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

8. Taping joints.

9. Removal of electrical wiring.

10. Temporary wiring for experimental purposes in suitable experimental laboratories.

11. The wiring for temporary theater, motion picture or television stage sets.

12. Electrical wiring, devices, appliances, apparatus or equipment operating at less than twenty-five (25) volts and not capable of supplying more than fifty (50) watts of energy.

13. Low-energy power, control and signal circuits of Classes II and III as defined in the Electrical Wiring Code.

14. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

Section 105.2 "Work Exempt from Permit" subsection "Plumbing" of said Building Code is hereby amended by adding subdivisions 3, 4, 5 and 6, to read as follows:

105.2 Work Exempt from Permit

Plumbing:

3. Replacement of residential dishwashers or garbage disposals which previously have been properly installed under applicable permits provided there is no replacement or alteration of existing piping or additional piping installed.

4. Installation or repair of exterior non-potable water supply lines provided there are cross-connection devices at points of connection to the potable water supply. Permits and inspection are required for the installation or replacement of said devices.

5. Water lines to residential refrigerators for ice-making machines.

6. Replacement of residential kitchen sinks, lavatories, and water closets which have previously been installed under applicable permits with listed fixtures of the same type in the same location provided no alterations are required to the drainage or water supply systems for the installation of said fixtures.

Section 105.3 Application for Permit. is hereby amended to add subdivisions 8 and 9, to read as follows:

8. Applications for plumbing, mechanical and electrical permits, describing the work to be done, shall be made in writing to the Building Official by a properly licensed contractor, his/her authorized representative, or by a person properly qualified and licensed by the Contractor's State License Board, under the provisions of the Business and Professions Code of the State of California, except when and as otherwise hereinafter provided in this section. Permits may be issued to specialty-licensed contractors or licensed general building contractors when acting within the provisions of State Contracting License Law.

9. Any permit required by this Code may be issued to any person to do any work regulated by this Code in a single family dwelling used exclusively for living purposes,. including the usual accessory buildings and quarters in connection with such building, in the event that any such person is the bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by said owner, provided that such owner shall personally purchase all material and shall personally perform all labor in connection therewith and demonstrate the knowledge and ability to perform said work in conformance with the requirements of the California Plumbing, Mechanical or Electrical Codes. If, in the opinion of the enforcing authority, such knowledge and ability is insufficient, a person licensed to do such work may be required.

Section 105.3.2 "Time limitation of application" is hereby amended to read as follows:

105.3.2 Time limitation of application.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. Once an application has expired hereunder, no further action shall be taken. The applicant may submit new or the same plans and pay a new plan review fee at any time after expiration of the original application.

Subsections 105.3.3, 105.3.4 and 105.3.5 are added to Section 105.3 to read as follows:

105.3.3 Grounds for Refusal.

The Building Official may refuse to issue the permit if the applicant is unable to produce evidence that the applicant is complying with all State laws and City ordinances governing or regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, occupancy, area,

and maintenance of buildings and structures, or governing or regulating the persons or firms engaging in such activities, including all safeguards required by governmental authority for the protection of the City, the public, employees of the applicant, or other persons, and including bonds, insurance, licensing, and other specific requirements.

The Building Official may also refuse to issue said permit should there be reasonable grounds for a finding that the site is not safe for its intended use, or that the site, building or work proposed will be subject to water, slide, or other damage, or will unreasonably contribute or subject other properties to the same hazards, or that water and gas or electricity and/or sanitary facilities are not reasonably available to said premises, or that the premises do not have reasonably adequate access, or, where a building is proposed to be served by a private sewage disposal system, that the quantity or type of waste to be discharged cannot be adequately disposed by such system.

105.3.4 Prerequisites for Issuance.

A permit shall not be issued for any work which would violate or conflict with any law, ordinance, rule or regulation of the City pertaining to zoning, public works, subdivisions, fires, business taxes, utilities and other laws, ordinances, rules and regulations applicable to the property for which the permit is sought.

Any permit that may be issued for work that would be in violation, conflict or derogation of the provisions of this section or of this Code, or any other law of the City shall be null and void.

105.3.5 Demolition Permits.

No person, firm or corporation shall raze any building or structure in the City, or cause the same to be done, without first obtaining a separate Demolition Permit for each building or structure from the Building Official.

To obtain a permit, the applicant shall first file a written application for a pre-site inspection and demolition permit, and pay all fees as set by resolution of the City Council. A recycling plan may also be required by the Public Works Department.

Demolition permits shall not be issued until the pre-site inspection has been completed and all necessary approvals are obtained from Building, Planning, Public Works and other agencies as needed.

The applicant shall have all gas, electric, water and wastewater service removed by the appropriate utility agency. A written notification of termination of service by the utilities shall be obtained by the applicant and submitted to the Building Division prior to permit issuance.

The applicant shall call for inspection of abandoned sewers, cesspools, septic tanks and water wells immediately upon excavation and exposure and prior to filling or capping. Fill materials and/or capping devices shall be on site at the time of inspection. Sewers, cesspools, and septic tanks shall be filled or capped in the manner specified in the California Plumbing Code currently adopted by the City of Thousand Oaks. Water wells shall be abandoned per the City of Thousand Oaks Public Works Department specifications.

A final inspection of the site shall be called for by the contractor immediately after demolition of the structure. The requirements at time of final inspection shall include the restoration of the site within the former building area to meet adjacent grades and removal of all resulting building debris, trash, junk, or any other material that constitutes a threat to life, health, or property or is inimical to the public welfare.

Section 105.5 Expiration. is hereby amended to read as follows:

105.5 Expiration.

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. Before work may be re-commenced, a renewal permit shall first be obtained. The permit fee for the renewal permit shall be based upon the extent of changes to the design and the amount of work remaining to complete the project.

Sec. 8-1.07. Amendments: Chapter 1, Division II, Section 107 Submittal Documents.

Section 107.6 "Electrical Plan Review" is added to Section 107 to read as follows:

107.6 Electrical Plan Review.

Plans for installations having a service of four hundred-one (401) amperes or more for residential and six hundred-one (601) amperes or more for commercial or industrial shall be prepared by and each sheet shall bear the seal and signature of a registered electrical engineer properly licensed in the State of California.

Plan review shall be required for all residences over three thousand (3000) square feet and all commercial and/or industrial installations when service size exceeds two hundred (200) amperes and parking lot lighting where there are ten (10) or more parking spaces. All plans submitted for review shall show compliance with the 2013 California Electrical Code and all applicable State of California code requirements.

Sec. 8-1.08. Amendments: Chapter 1, Division II, Section 109: Fees.

Sections 109.2 and 109.6 are hereby amended to read as follows:

109.2 Schedule of permit fees.

Fees shall be assessed in accordance with this section and shall be set forth in the fee schedule adopted by resolution of the City Council.

109.6 Refunds.

The Building Official may authorize the refunding of fees upon written application by the original permittee, within the limitations set forth herein:

1. Any fee totaling Thirty-five and no/100ths ($35.00) Dollars or less, exclusive of issuance fee, if any, shall be nonrefundable except as specified in subsection 2 below.

2. 100% of any fee erroneously paid or collected shall be refundable.

3. Ninety (90%) percent of any plan review fee shall be refundable when the permit application is withdrawn or cancelled prior to commencement of plan review.

4. Ninety (90%) percent of any permit fee shall be refundable when none of the work covered by such permit has commenced.

6. Ninety (90%) percent of any Board of Appeals hearing fee shall be refundable when such hearing is cancelled prior to the issuance of a Notice of Hearing pertaining to the case.

Failure of the permittee to make written application for a refund within 180 days of cancellation or expiration of a plan review, permit, hearing, or request for

service for which a fee has been paid, shall constitute a waiver of entitlement to a refund. No partial refund shall be authorized nor credit be applied against other fees which may be payable to the City of Thousand Oaks when a construction project is cancelled or abandoned subsequent to partial completion of the building or work authorized by a permit.

Section 109.7 is hereby added to Section 109 of said Building Code to read as follows:

109.7 Demolition Permit Fees.

A fee as established by resolution of the City Council shall be paid to the City of Thousand Oaks for each demolition permit.

Section 109.8 is hereby added to Section 109 of said Building Code to read as follows:

109.8 Strong Motion Instrumentation Program Fund.

In addition to and considered a part of the fees collected pursuant to the City Council resolution establishing building permit fees, a fee shall be collected from all applicants for building permits, which fee shall be as specified in the City's Master Fee Resolution. All funds raised by such additional fee shall be placed in a trust fund which shall be known as the Strong Motion Instrumentation Program Fund and shall be remitted quarterly to the State of California pursuant to the provisions of Chapter 8 of Division 2 of the Public Resources Code and the rules and regulations of the Division of Mines and Geology of the Department of Conservation.

Section 109.9 is hereby added to Section 109 of said Building Code to read as follows:

109.9 Special Inspector's Examination and Certificate of Registration Fees.

Fees, as established by resolution of the City Council, may be charged for each special inspector's examination and for each annually renewable Certificate of Registration and such fees shall be paid to the City of Thousand Oaks.

Section 109.10 is hereby added to Section 109 of said Building Code to read as follows:

109.10 Other Fees.

A fee as established by resolution of the City Council shall be paid for inspections or plan checking outside normal business hours.

No-fee permits may be issued, upon approval by the Building Official, for qualified projects of departments of the City or other governmental agencies and for small projects not inimical to public health, safety or welfare.

Sec. 8-1.09. Amendments: Chapter 1, Division II, Section 110: Inspections.

Section 110.3.5 Lath and gypsum board inspection is hereby amended by removing the Exception.

Sections 110.7 and 110.8 are hereby added to Section 110 of said Building Code to read as follows:

110.7 Reinspections.

A reinspection fee may be assessed by the Building Official to control the practice of calling for inspections before the job is ready for such inspection or reinspection. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required reinspection fees have been paid.

110.8 Inspection Clearances

No connections for service shall be made or given for gas or electrical utilities until final building, electrical, plumbing, heating, and comfort cooling, public works, city utilities, and zoning inspections and approvals have been given on the building or structure and until there has been full and complete compliance with all the rules and regulations of the aforementioned departments.

Where unusual or hardship conditions exist, and where, in the judgment of the Building Official, no danger of life, health, safety or welfare exists, and upon a written request by the owner, the Building Official may issue a temporary clearance of utility connections for a specific period, not to exceed 30 days.

Sec. 8-1.10. Amendments: Chapter 1, Division II, Section 111: Certificate of Occupancy.

Section 111.1 of said Building Code is hereby amended to read as follows:

111.1 Use and Occupancy

No building or structure or portion of a building or structure may be used or occupied, and no change in the existing occupancy classification of a building or structure, or portion thereof, may be made unless an application for a Certificate of Occupancy has been received and a final inspection for permitted work is approved by the Building Official.

No Certificate of Occupancy shall be issued where it is ascertained that there is a violation of, or conflict with, any law, rule, ordinance or regulation of the City. Any Certificate of Occupancy that may be issued that would be in violation of, or conflict with, any law, rule, ordinance or regulation of the City shall be null and void. The issuance of a Certificate of Occupancy shall not entitle any person or business to occupy any building or structure or portion thereof where other permits or approvals remain unresolved.

Exception: Group R and Group U occupancies.

Sec. 8-1.11. Amendments, Chapter 1, Division II, Section 116 Unsafe Structures and Equipment.

Section 116 is amended to read as follows:

Refer to Title 8 Chapter 4, Dangerous Buildings Code, of the Thousand Oaks Municipal Code.

Sec. 8-1.12. Amendments: Chapter 5, Section 501.2 Address Identification.

Section 501.2 is amended by adding the following:

Refer to Section 8-1.19. Addition: Chapter 41: Building Security Provisions, of the Thousand Oaks Municipal Code, for Residential and Non-Residential addressing requirements.

Sec 8-1.13. Amendments: Chapter 8, Section 808 Acoustical Ceiling Systems.

Section 808.1.1.1 Suspended acoustical ceilings is amended by adding the following:

Suspended acoustical ceilings shall be designed in accordance with American Society of Civil Engineers (ASCE) 7-10 Section 13.5.6.

Sec 8-1.14. Amendments: Chapter 15, Section1505 Fire Classification.

Section 1505.1 "General" is amended by removing the reference to Class C roof assemblies.

Section 1505.1.2 "Roof covering within state responsibility areas" is amended by deleting the Exception.

Section 1505.1.3 "Roof covering within all other areas" is amended by changing the reference from Class C to Class B.

Section 1505.1.5 "Additions to existing buildings" is added to read as follows:

1505.1.5 Additions to existing buildings. In other than very high fire hazard severity zones, not more than twenty-five (25%) percent of the roof covering of any building or structure may be added to with roofing material matching the existing roofing material and having at least a Class B assembly, in any twelve (12) month period, unless the new roof covering is made to conform to the requirements of this Code for new buildings or structures.

Table 1505.1 "Minimum Roof Covering classification for Types of Construction" is amended as follows:

For Type of Construction IIB, IIIB, and VB change the Minimum Roof Covering Classification from C to B.

Section 1505.6 "Fire-retardant treated wood shingles and shakes" is amended to read as follows:

No wooden shakes or shingles, treated or untreated, shall be used for roof covering except where permitted by Sec. 1505.1.3 or Sec. 1505.1.5.

Sec. 8-1.15. Amendments: Section 1510 Reroofing.

A new Section 1510.7 "Underlayment and Fire Classification" is added to read as follows:

1510.7 Underlayment and Fire Classifications. All re-roofing shall conform to the applicable provisions of Chapter 15 of this Code. Roofing materials and methods of application shall comply with the California Building Code Standards, or shall follow manufacturer's installation requirements when approved by the Building Official. All existing roofing materials shall be removed entirely, except when the new roof covering is a roof assembly accepted and approved by I.C.C. Evaluation Service or approved by the Building Official, to provide a Class B or better Roof Classification when installed over the existing fire retardant Class A or B roofing materials.

Additionally, where there is no solid sheathing, a minimum fifteen thirty-secondths (15/32") inch thick wood structural panel sheathing shall be installed in accordance with the requirements of Chapter 15 of this Code prior to any new roofing application, except when the roof covering is a roofing assembly accepted or approved by the I.C.C. Evaluation Service, to provide a diaphragm shear value equal to or better than fifteen thirty-secondths (15/32") inch thick wood structural panel sheathing.

All reroofing shall be fire retardant, unless otherwise approved by the Building Official.

In other than very high fire hazard severity zones, not more than fifty (50%) percent of the roof covering of any building or structure may be replaced with roofing material matching the existing roofing material and having at least a Class B assembly, in any twelve (12) month period.

Sec. 8-1.16. Amendments: Chapter 17: Structural Tests and Special Inspections.

Section 1705.1.1 "Special cases" is amended by adding the following:

4. During the application of roofing material to relatively flat weather-exposed surface with slope less than one-quarter (1/4") inch per foot.

Section 1705.3 "Concrete construction" is hereby amended to read as follows:

1705.3 Concrete construction. The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

Exception: Special Inspection shall not be required for:

1. Concrete patios, driveways and sidewalks on grade.

2. The Building Official may waive the requirement for the employment of a special inspector if he/she finds the construction or work is of a minor nature and/or is such that no unusual hazard exists.

Sec. 8-1.17. Amendments: Chapter 18 Soils and Foundations.

A new Section 1803.8 is added to read as follows:

1803.8 Additional Tests and Reports.

The Building Official may require further tests where the type and class of soil is in question. The Building Official may require an engineering geologic

report, submitted by a State certified engineering geologist, on all sites as a condition precedent to the issuance of a permit to construct a building or structure.

Section 1804.1 "Excavation near foundations" is hereby amended to read as follows:

Refer to Section 8-1.24 and Title 7, Chapter 3 of the Thousand Oaks Municipal Code for grading regulations administered by the Public Works Department, and for requirements governing excavation, grading and earthwork construction including fills and embankments.

Sections 1804.2, 1804.3, 1804.4, 1804.5, and 1804.6 are hereby deleted.

Section 1807.1.4 "Permanent Wood Foundation Systems" is amended by adding the following sentence to read as follows:

Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1807.1.6 "Prescriptive Design of Concrete and Masonry Walls" is amended by adding the following sentence to read as follows:

Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

Section 1808.6 "Design for Expansive Soil" is amended by adding the following exception:

3. Foundations for buildings and structures with shallow foundations may be designed in accordance with Sec. 1809 as amended herein.

Section 1808.7 "Foundations on or adjacent to slopes" is amended to read as follows.

1808.7 Foundations on or adjacent to slopes.

The footings of all structures shall be setback from the tops and toes of slopes as far as necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes. Unless otherwise recommended in an approved soil engineering and/or engineering geology report, setbacks shall be no less than shown in Figure 1808.7.1 "Foundation Clearances from Slopes" or five (5') feet, whichever is greater. The setbacks given in that table are the minimums, and may be increased by the Building Official if considered necessary for safety or stability.

Exceptions:

1. Retaining walls may be used to reduce the required slope setback when approved by the Building Official.
2. Footings for fences may be founded a minimum of three (3') feet from the face of any slope.
3. The Building Official may waive the setback requirement for any structure where it is determined to his/her satisfaction that, because of special design or unique circumstances, no hazard or failure could reasonably be expected.

No building or structure governed by this Code shall be constructed on any slope greater than 5:1 without a finding by the Building Official that the site is safe for its intended use. The Building Official may require a geological investigation, soil engineer's report, and/or the foundation to be designed by a civil or structural engineer registered as such by the State of California.

Section 1808.7.1 is amended by deleting the last sentence in that section.

Section 1808.7.3 "Pools" is amended by adding the following phrase to the end of the first sentence:

but not less than five (5') feet.

Section 1809 "Shallow Foundations" is amended as follows:

Amend Section 1809.1 "General" by adding the following:

All foundation and/or slab designs shall be predicated upon a soil analysis. Said design shall not be less than those minimum requirements set forth in Table 1809.7(1) for each soil expansion range.

Post-tensioned slab design, when recommended by the soils engineer, may be used in lieu of the requirements when approved by the Building Official.

In areas where the soil is found to be in an expansive range index over twenty (20), the soil under the footings and slabs shall be pre-saturated in accordance with Table 1809.7(1).

Section 1809.2 "Supporting soils" is amended to read as follows:

Shallow foundations shall be built on soil that provides adequate support as approved by the Building Official.

Section 1809.3 "stepped footings" is amended by adding the following:

For structures assigned to Seismic Design Category D, E or F, the stepping requirement shall also apply to the top surface of grade beams, supporting wall. Footings shall be reinforced with four (4) one-half (1/2") inch diameter deformed reinforcing bars. Two bars shall be placed at the top and bottom of the footings as shown in Figure 1809.1

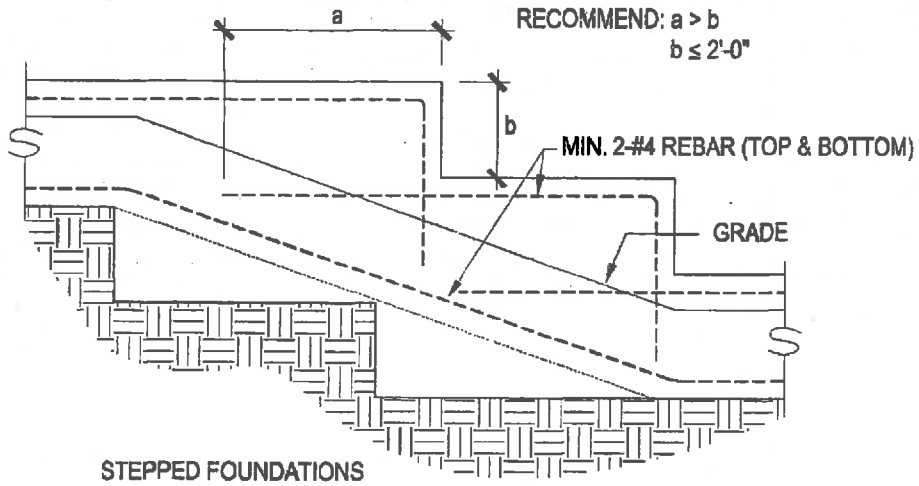

Figure 1809.1

Section 1809.4 "Depth and width of footings" is amended by adding the following:

Footings for buildings and structures on expansive soils shall have a depth and width not less than the minimum requirements set forth in Table 1809.7 (1).

Section 1809.7 "Prescriptive footings for light-frame construction" is amended to read as follows:

When a specific design is not provided, concrete or masonry-unit footings supporting walls of light–frame construction shall be permitted to be designed in accordance with Table 1809.7(1).

Table No. 1809.7 is hereby deleted and all Code references to Table 1809.7 shall now refer to Table 1809.7(1).

A new Table No. 1809.7(1) entitled "MINIMUM FOOTING AND SLAB REQUIREMENTS" is hereby added as follows:

TABLE 1809.7 (1)
MINIMUM FOOTING AND SLAB REQUIREMENTS[a]

Expansion Index	Foundations for Slab & Raised Floor Systems: Number of Stories	Stem Thickness	Footing Width	Footing Thickness	All Perimeter Footings (Depth Below Natural Surface of Ground and Finish Grace)	Interior Footings for Slab & Raised Floors[b] (Depth Below Natural Surface of Ground and Finish Grace)	Reinforcement for Continuous Foundations	Concrete Slabs 3 ½" Minimum Thickness 4" over 51 EI: Reinforcement[c]	Total Thickness of Sand	Premoistening of Soils under Footings, Piers and Slabs	Restrictions on Piers Under Raised Floors
0-20 Very low (non-expansive)	1	6"	12"	6"	12"	12"	1-#4 top and bottom	#4 @ 48" or #3 @ 36"	2"	Moistening ground recommended prior to placing concrete.	Piers allowed for single floor loads only.
	2	8"	15"	7"	18"	18"					
	3	10"	18"	8"	24"	24"					
21-50 Low	1	6"	12"	6"	15"	12"	1-#4 top and bottom		2"	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"					
	3	10"	18"	8"	24"	24"					
51-90 Medium	1	6"	12"	6"	21"	12"	1-#4 top and bottom	#3 @ 24" each way	4"	3% over optimum moisture required to a depth of 18" below lowest adjacent grade. Testing required.	Piers not allowed.
	2	8"	12"	8"	21"	18"					
	3	10"	15"	8"	24"	24"	Footnote e				
91-130 High	1	6"	12"	8"	27"	12"	2-#4 top and bottom	#3 @ 24" each way	6"	3% over optimum moisture required to a depth of 24" below lowest adjacent grade. Testing required.	Piers not allowed.
	2	8"	12"	8"	27"	18"					
	3	10"	15"	8"	27"	24"	Footnote e				
Above 130 Very high	Special design by registered design professional[d]										

[a] Slabs for masonry fireplaces shall be reinforced with No.4 deformed bars at twenty-four (24") inches on center both ways.
[b] Interior footings on soils in the zero (0) index to twenty (20) index range of expansiveness need not be continuous.
[c] All slab reinforcement shall be positioned above the center of the slab.
[d] All foundations on soils that fall into an expansive index in excess of one hundred-thirty (130) shall have a special design by a foundation engineer registered as a soil or civil engineer in California, and such design shall not be less than the minimum standards specified in Table 1809.7 (1) for soils with an expansion index between ninety-one (91) and one hundred thirty (130).
[e] Exterior footing to slab L shaped dowel bars #3 bars @ 24" o.c., 12" into footings, 36" into slab required.

Section 1809.8 "Plain concrete footings" is amended by adding the following:

Plain concrete footings shall not be used in structures assigned to Seismic Design Category D, E or F.

Section 1809.12 "Timber footings" is amended by adding the following sentence:

Timber footings shall not be used in structures assigned to Seismic Design Category D, E or F.

Sections 1809.14, 1809.15, 1809.16, 1809.17 and 1805.18 are added to read as follows:

1809.14 Slabs.

1809.14.1 Reinforcing.

All slabs founded on soils found to be in an expansive index of over fifty (50) shall be doweled into foundation walls with not less than No. 3 reinforcing steel bars bent twelve (12") inches into the wall and thirty-six (36") inches minimum into the slab at twenty-four (24") inches on center (o.c.) maximum. Interior walls with continuous foundations shall have similar floor ties. Slab floors shall be reinforced as set forth in Table 1809.7 (1). All reinforcing in slab floors shall be positioned above the center of the slab.

Exception:

An alternate design, such as a floating slab eliminating the requirement for doweling, may be submitted to the Building Official for approval.

1809.14.2 Moisture membrane.

An approved moisture membrane with a minimum thickness of six (6) mils shall be installed in an approved manner under all interior concrete slab areas except residential garage slab areas. A layer of sand with a minimum depth of one (1") inch shall be placed over said membrane and shall be moist just prior to the placing of concrete. In cases where the foundation system proposed is a post tension slab and footing, a two (2") inch layer of sand shall be required.

1809.14.3 Loose fill.

Loose fill shall be compacted in an approved manner and to the satisfaction of the Building Official or shall be removed and replaced with coarse sand or gravel.

1809.14.4 Nonresidential Structures: Perimeter grade beams.

For all nonresidential structures which have isolated footings at their perimeters to carry vertical or horizontal loads and at private garage door

openings, a perimeter grade beam, not less than eight (8") inches wide and conforming to the depth and reinforcement requirements as shown in Table 1809.7(1) shall be constructed between discontinuous foundation elements.

1805.14.5 Continuous Footings.

Whenever a daylight line between the cut or natural ground and the compacted fill falls within a proposed building area, continuous footings shall be reinforced with a minimum of two (2) No. 4 continuous deformed steel bars, one placed at the top and one placed at the bottom. Alternate designs may be submitted to the Building Official by a soils engineer that include due allowances for dissimilar foundation materials.

1809.14.6 Fine Grading.

Lots shall be graded to drain to the street or to a disposal area approved by the Building Official and/or City Engineer.

1809.14.7 Residential Accessory Buildings.

Residential accessory buildings not attached to the main structure need not have soil tests as required above; provided, however, the slab and foundation standards as set forth for soil in the zero to twenty (0-20) expansive index range in Table 1809.7(1) shall be followed.

1809.14.8 Soil Tests: Alternatives.

In lieu of the required soil tests: At the discretion of the Building Official, foundations for dwellings and additions to existing residences, where the expansive qualities of the soil are unknown, may use the requirements of the ninety-one to one hundred-thirty (91-130) expansive index set forth in Table 1809.7 (1); provided, however, that should there be reasonable belief by the Building Official that the soil has expansive qualities over the one hundred-thirty (130) index, a special engineered design shall be submitted.

1809.15 Drainage.

1809.15.1 Drainage around Building Foundations.

Finish grades around buildings shall conform to the grading provisions of the City and shall slope downward away from the building foundations to lower areas or drainage swales. Unless otherwise approved by the Building Official, the minimum gradients of such slopes shall not be less than five (5%) percent for the first ten (10') feet. The minimum longitudinal gradient of swales shall be sufficient to dispose of all water and, in no case, shall be less than one (1%) percent. A nonerosive drainage device may be required by the Building Official when he/she determines it is reasonably necessary to protect a structure or slopes.

Exception:

Where the property line is less than ten (10') feet from the structure, a longitudinal swale may be located one-half (1/2) the distance to the property line.

1809.15.2 Roof Gutters and Downspouts.

When a building is located on expansive soil having an expansion index greater than fifty (50), gutters, downspouts, piping and/or other non-erosive devices shall be provided to collect and conduct rainwater to a street, storm drain or other approved watercourse or disposal area.

1809.15.3 Roof Waters.

Eave gutters and downspouts may be required in any location where it appears reasonably necessary to protect property, a structure and/or slopes. Concentrated roof waters from gutter downspouts may be required to be conducted by an approved nonerosive drainage device to a point at least five (5') feet in distance from the building foundations and shall connect to swale or other means of yard drainage.

1809.15.4 The design of planters in and/or immediately adjacent to buildings shall be submitted to, and be subject to the approval of, the Building Official prior to installation. Due consideration shall be given to the means or method employed in said design to prevent intrusion of water to the soils under the foundation and/or slab.

1809.16 Adjacent Loads.

Where footings are placed at varying elevations, the effect of adjacent loads shall be included in the foundation design.

1809.17 Exceptions:

The foregoing provisions of Section 1809 Shallow Foundations may be waived by the Building Official for the following structures:

1. Minor buildings or structures;

2. Type V buildings except where expansive soils or materials of highly different bearing capacities are present; and,

3. Agricultural buildings under two thousand (2,000) square feet in the area.

1809.18 Repair and Replacement of Existing Foundations and Slabs.

Repair and replacement of existing foundations and slabs may be limited to the area of proposed new construction provided that the following conditions are met:

1. The proposed repair and/or replacement of the existing foundation and/or slab is predicated on a soils report by a licensed civil, structural, soils or geotechnical engineer.

2. All aspects of the new construction regarding foundations and slabs shall meet or exceed the requirements contained in Section 1-8.17 of the Thousand Oaks Municipal Code.

3. The foundation and/or slab repair may be limited to a designated area of the residence.

4. The foundation and/or slab repair need not address the overall foundation and/or slab distress when the overall cost of the permanent repair and upgrade of the complete foundation and/or slab repair causes an unbearable hardship due to economic conditions.

Section 1810.3.2.4 is amended by adding the following sentence:

Timber deep foundation elements shall not be used in structures assigned to Seismic Design Category D, E or F.

Sec. 8-1.18. Amendment Chapter 23 Wood.

Section 2304.9.1 "Fastener requirements" is amended by adding the following:

Staple fasteners in Table 2304.9.1 shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Exception: Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

A new footnote q is added to Table 2304.9.1, as follows:

q. Staples shall not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

Section 2304.11.7 "Wood used in retaining walls and cribs" is amended by adding the following:

Wood shall not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

Sec. 8-1.19. Addition: Chapter 41: Building Security Provisions.

The City Council, after due consideration, finds and determines that, due to local conditions, including the geographical and topographical conditions of the City which cause an uneven traffic flow pattern, cul-de-sacs and winding streets

and thereby delay and/or deter rapid police response, the public health and welfare would best be served by providing minimum standards to protect life, limb and property by regulating and controlling the design, construction, quality of materials, use, location and maintenance of all buildings and structures within the City relating to building security, and therefore hereby adds Chapter 41 Building Security Provisions to the California Building Code to read as follows, and also hereby adopts by reference and made a part of this chapter, Uniform Building Code Standards No. 10-5 and 10-6, as published in the Uniform Building Security Code, 1997 Edition:

Chapter 41 Building Security Provisions

4101 Purpose.

The purpose of this chapter is to provide minimum standards to safeguard property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all within the City relating to building security, and to satisfy construction requirements contemplated in Section 14051 of the California Penal Code.

4102 Scope.

4102.1 The provisions of this chapter shall apply to all activities for which a building permit is required by the laws of the City. The requirements of this chapter shall apply to existing buildings to the same extent that the requirements of the Building Code apply to existing buildings.

4102.2 Existing multiple-family dwelling units that are converted to privately-owned family units shall comply with the special residential building provisions set forth in this chapter.

4102.3 Any existing structure, which is converted from its original occupancy group, as designated in the Building Code, shall comply with the provisions of this chapter.

4102.4 Any building which requires special type releasing, latching, or locking devices under provisions of the California Building Code shall be exempt from the provisions of this chapter relating to locking devices of interior or exterior doors.

4102.5 Crime Prevention Measures and Clearance.

The Police Department shall examine crime prevention measures with the design of the project including, but not limited to; building and lighting design, vehicular access, fencing, landscaping, closed circuit television, alarm systems, storage areas, or any other issues affecting public safety and security. Security

conditions set by the Police Department shall be considered by the Community Development Department and implemented as determined necessary.

4103 Enforcement Provisions.

Plans for any proposed construction shall be approved by the Director of Community Development, or his/her duly authorized representatives, in accordance with the provisions of this chapter. No Certificate of Occupancy shall be issued where it is ascertained that there is a violation of, or conflict with, any law, rule, ordinance or regulation of the City.

4103.1 Compliance.

It shall be the responsibility of the applicant to be familiar with and comply with all applicable conditions of this chapter and any other conditions set forth by the enforcing authorities.

4103.2 Violations.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, move, improve, convert, or demolish, equip, use, occupy or maintain any building or structure in the City, or cause same to be done, contrary to or in violation of any of the provisions of this code.

4103.3 Administrative Relief.

In order to prevent or lessen the unnecessary hardship or practical difficulties in exceptional cases where it is difficult or impossible to comply with the strict letter of Chapter 41 of this code, the owner or his/her designated agent shall have the option to apply for a modification from any provision of this code pursuant to California Building Code, Appendix Chapter 1, Section 104.10 and 104.11.

4103.4 Life Safety Factors.

No portion of Chapter 41 shall supersede any local, state, or federal law, regulation, or codes dealing with life safety factors.

4104 Definitions.

For the purpose of this code, certain terms are defined as follows:

"APPROVED" means certified as meeting the requirements of this code by the enforcing authority or its authorized agents, or by other officials designated by law to give approval on a particular matter dealt with by the provisions of this code with regard to a given material, mode of construction, piece of equipment or device.

"ASTRAGAL" is a device, either fixed or movable, which eliminates the vertical opening between a pair of doors when in the closed position.

"AUXILIARY LOCKING DEVICE" means a secondary locking system added to the primary locking system to provide additional security.

"BOLT" is a metal bar which, when actuated, is projected (or thrown) either horizontally or vertically into a retaining member, such as a strike plate, to prevent a door or window from moving or opening.

"BOLT PROJECTION" or "BOLT THROW" is the distance from the bolt at the edge of the door to the farthest point on the bolt in the projected position.

"BURGLARY RESISTANT GLAZING" means those materials as defined in U.L. Bulletin 972 or generally defined as five-sixteenth (5/16") inch security laminated glass with six-hundredths (.060") inch vinyl interlayer, or one-fourth (1/4") inch polycarbonate.

"COMMERCIAL BUILDING" shall mean a building, or portion thereof, used for a purpose other than a dwelling.

"COMMON AREA" is an area of space, a building or portion of a building, which is legally accessible to the owners or users of a multi-tenant property.

"COMPONENT" as distinguished from a part, shall mean a subassembly which combines with other components to make up a total door or window assembly. For example, the primary components of a door assembly include: the door, lock, hinges, jamb/wall, jamb/strike, and wall.

"CYLINDER" means the subassembly of a lock containing the cylinder core, tumbler mechanism and the keyway. A double cylinder lock is one, which has a key-actuated cylinder on both the exterior and interior of the door.

"CYLINDER CORE" or "CYLINDER PLUG" is the central part of a cylinder containing the keyway, which is rotated by the key to operate the lock mechanism.

"CYLINDER GUARD" means a tapered or flush metal ring or plate surrounding the otherwise exposed portion of a cylinder lock to resist cutting, crushing, drilling, prying, pulling or wrenching with common tools.

"DEADBOLT" is a lock bolt, which does not have a spring action, as opposed to a latchbolt, which does. The bolt must be actuated by a key or thumb-turn, and when projected becomes locked against return by end pressure.

"DEAD LATCH" or "DEADLOCKING LATCH BOLT" means a spring-actuated latch bolt having a beveled end and incorporating a plunger which,

when depressed, automatically locks the projected latch bolt against return by end pressure.

"DIRECTORY BOARD" shall mean a board displaying the names, suite or office numbers of the occupants of a multi-occupancy building.

"DIAGRAMMATIC DIRECTORY BOARD" shall mean a board depicting the buildings, walkways, vehicle entrances, parking areas, etc.

"DOOR ASSEMBLY" shall mean a unit comprised of a group of parts or components, which make up a closure for an opening to control the passageway through a wall. For purposes of this Chapter, a door assembly shall consist of the following parts: door; hinges, locking device or devices, operation contacts (such as handles, knobs, levers, push plates), miscellaneous hardware and closures, the frame, (including the head, threshold, and jambs), plus the anchorage devices to the surrounding wall and a portion of the surrounding wall extending thirty-six (36") inches from each side of the jambs and sixteen (16") inches above the head.

"DOOR STOP" shall mean the projection along the top and sides of a doorjamb, which checks the door's swinging action.

"DOUBLE CYLINDER DEADBOLT" means a deadbolt lock which can be activated only by a key on both the interior and exterior.

"DWELLING" means a building or portion thereof designed exclusively for residential occupancy, including single-family and multiple-family dwellings.

"FLUSHBOLT" is a manual, key or turn-operated metal bolt normally used on inactive door, and is attached to the top and bottom of the door and engages in the head and threshold of the frame.

"FULLY TEMPERED GLASS" means those materials meeting or exceeding ANSI Standard Z97.1 - Safety Glazing.

"GLAZING" is all glass, plastics, and fiberglass utilized as an exterior window, vision panel, light, or pane within any type of door.

"HOURS OF OPERATION" shall mean the time period when any activity requires the presence of employees or workers within or about the affected business.

"HOURS OF DARKNESS" shall mean any time from one-half hour before sunset and one-half hour after sunrise and any other time when the illumination level is less than the required lighting for uses as designated in this chapter.

"JAMB" means the vertical members of a doorframe to which the door is secured.

"JAMB/WALL" is that component of a door assembly to which a door is attached and secured; the wall and jamb used together are considered a unit.

"KEY-IN-KNOB" means a lockset having a key cylinder and other lock mechanisms contained in the knob.

"LATCH or LATCH BOLT" is a beveled, spring-actuated bolt, which may or may not have a deadlocking device.

"LOCK" or "LOCKSET" is a keyed device (complete with cylinder, latch or deadbolt mechanism, and trim such as knobs, levers, thumb turns, escutcheons, etc) for securing a door in a closed position against forced entry. For the purposes of this code, a lock shall not include the strike plate.

"LOCKING DEVICE" is a part of a window assembly, which is intended to prevent movement of the moveable sash, which may be the sash lock or sash operator.

"LUMINAIRE" is a complete lighting device consisting of a light source together with its direct appurtenances, such as globe, reflector refractor, housing and such support as is integral with the housing. The pole, post or bracket is not considered a part of the luminaire.

"MANUFACTURED HOME" shall mean a mobile home, as defined in Section 18008 of the California Health and Safety Code, a commercial coach, as defined in Section 18012 of said Health and Safety Code, and factory-built housing, as defined in Section 19971 of said Health and Safety Code. "Manufactured home" shall not include a recreational vehicle, as defined in Section 18215.5 of said Health and Safety Code.

"MINIMUM MAINTAINED FOOT-CANDLES OF LIGHT" is the amount of light falling on that point of a surface with the least illumination, calculated through application of a maintenance factor, which is a multiplier applied to account for aging of the lamp and for dirt build-up on the luminaire during the period for which a lamp is in place.

"MULTIPLE-FAMILY DWELLING" means a building or portion thereof, designed for occupancy by three (3) or more families living independently of each other, including hotels, motels, apartments, and townhouses, condominiums, and triplexes.

"NON-RESIDENTIAL" means any building, parking lot and associated areas used for any purpose other than a dwelling.

"PANEL (wood)" shall mean a component forming part of a door but distinguished from the rest of the surface by being raised above or sunken below the general level of the door.

"PANIC HARDWARE" means a latching device on a door assembly for use when emergency egress is required due to fire or other threat to life safety as defined in the adopted edition of the Building Code and Fire Code. Such devices are designed so that they will facilitate the safe egress of people in case of an emergency when a pressure not to exceed fifteen (15) pounds is applied to the releasing device in the direction of exit travel. Such releasing devices are bars or panels extending not less than two-thirds (2/3) of the width of the door and placed at heights suitable for the service required, not less than thirty (30") inches and not more than forty-four (44") inches above the floor.

"PART," as distinguished from component, is a unit (or subassembly) which combines with other units to make up a component.

"PRIMARY LOCKING DEVICE" shall mean the single locking system on a door or window unit whose primary function is to prevent unauthorized intrusions.

"PRIVATE or SINGLE-FAMILY DWELLING" means a building designed exclusively for occupancy by one family.

"RAIL" means the horizontal member of a window or door. A meeting rail is one which mates with a rail of another sash or a framing member of the door or window frame when the sash is in the closed position.

"RECREATIONAL SPACE" means any public or private park, community common open space, bike trail, community swimming pools and associated sidewalks and parking lots.

"RESIDENTIAL" means a building and associated areas meant to be used as a dwelling.

"SASH" is an assembly of stiles, rails, and sometimes, mullions assembled into a single frame, which supports the glazing material. A fixed sash is one which is not intended to be opened. A moveable sash is intended to be opened.

"SILL" is the lowest horizontal member of a window frame.

"SINGLE CYLINDER DEADBOLT" means a deadbolt lock, which is activated from the outside by a key and from the inside by a knob, thumb-turn, lever, or similar mechanism.

"SOLID CORE DOOR" means a door composed of solid wood or composed of compressed wood equal in strength to solid wood construction.

"STILE" is a vertical framing member of a window or door.

"STRIKE" or "STRIKE PLATE" is a metal plate attached to or mortised into a door or door jamb to receive and to hold a projected latch bolt and/or deadbolt in order to secure the door to the jamb. A high security strike plate is one that requires 4 screws for attachment, which must penetrate at least two (2") inches into solid backing beyond the surface to which the strike is attached.

"SWINGING DOOR" means a door hinged at the stile or at the head and threshold.

"U.L. LISTED" shall mean tested and listed by Underwriters Laboratories, Inc.

"VANDAL AND WEATHER RESISTANT LIGHT FIXTURE" shall mean a lens constructed of materials meeting or exceeding U.L. Bulletin 972 (Burglary Resistant Glazing) and a housing meeting or exceeding U.L. Bulletin 1572 (Wet Locations.)

"WINDOW ASSEMBLY" is a unit which includes a window and the anchorage between the window and the wall.

"WINDOW FRAME" is the part of a window which surrounds and supports the sashes and is attached to the surrounding wall. The members include side jambs (vertical), head jamb (upper, horizontal), the sill and mullions.

4105 Keying Requirements.

Upon occupancy by the owner or proprietor, each single unit in the same residential project or commercial building development constructed under the same development plan shall have locks using combinations which are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies within such residential projects or commercial building development.

4106 General Building Requirements.

4106.1 Frames – Jambs – Strikes - Hinges

The installation and construction of frames, jambs, strikes and hinges and the door leading from shall be as follows:

Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six (6") inches each side of the strike.

In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.

Door stops on wooden jambs for in-swinging doors shall be of one-piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

A high security strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of (4) four screws, which must penetrate at least two (2") inches into solid backing beyond the surface to which the strike is attached.

Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins. The bolt and strike plate area on outward opening doors shall be protected from violation from the outside by a latch protector consisting of minimum one hundred twenty-five thousandths (0.125") inch thick steel attached to the door's exterior with non-removable bolts from the exterior. It shall be two (2") inches wide and extend a minimum of three (3") inches above and below the strike opening and extend a minimum of one inch beyond the edge of the door.

When pairs of doors are utilized in residential structures, a one-piece assembly attached to the full-length edge of the inactive door leaf, incorporating an astragal and flush-bolts for the header and threshold will be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of one-eighth inch in thickness.

All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.

4106.2 Windows and Sliding Glass Doors

The following requirements shall be met for windows and sliding glass doors:

Except as otherwise specified in Section 4107 Residential Building Requirements and Section 4108 Non-Residential Building Requirements, all openable exterior windows and sliding glass doors shall comply with the tests as set forth in the 1997 Uniform Building Security Code, Standard 10-6.

Louvered windows shall not be utilized if any portion of the window is less than twelve (12') feet vertically or six (6') feet horizontally from an accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure, unless an approved metal window barrier complying with subsection (2) of Section 4108.1 is installed.

Exterior horizontal sliding doors and windows shall be equipped with devices which will keep the sliding panel of the door or window from being opened from the outside horizontally or vertically when in the locked or closed position.

4106.3 Garage-Type Doors: Rolling Overhead, Solid Overhead, Swing-Up, Sliding or Accordion.

The above described doors shall conform to the following standards:

Wood doors shall have panels a minimum of five-sixteenths (5/16") inch thickness with the locking hardware being attached to the support framing.

Except for commercial doors, aluminum doors shall be a minimum thickness of two hundred fifteen thousandths (0.0215") inches and riveted together a minimum of eighteen (18") inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three (3") inches of the strike area of the pilot or pedestrian access door. Commercial doors shall have a minimum strength of twenty-six gauge steel or the equivalent.

Fiberglass doors shall have panels a minimum density of six ounces per square foot from the bottom of the door to a height of seven (7') feet. Panels above seven (7') feet and panels in residential structures shall have a density not less than five ounces per square foot.

Doors utilizing a cylinder lock shall have a minimum five-pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one (1") inch.

Doors that exceed sixteen (16') feet in width shall have two lock receiving points; or, if the door does not exceed nineteen (19') feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

Except in a residential building, doors secured by electrical operation shall have a keyed-switch to open the door when in a closed position, or by an electronic remote control device.

Slide bolt assemblies shall have frames a minimum of twelve hundredths (0.120") inches in thickness, with a minimum bolt diameter of one-half (1/2") inch and protrude at least one and one-half (1-1/2") inches into the receiving guide. A bolt diameter of three-eighths (3/8") inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

4107 Residential Building Requirements.

4107.1 Except for vehicular access doors, all exterior swinging doors of any residential building and attached garages, including the doors leading from the garage area into the dwelling unit shall be equipped as follows:

4107.1.1 All wood doors shall be of solid core construction with a minimum thickness of one and three-fourth (1- ¾") inches, or with panels not less than nine-sixteenths (9/16") inch thick. Exception: Panels reducing the thickness of the door are not permitted in garage-to-dwelling doors.

4107.1.2 A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1") inch. The deadbolt shall have an embedment of at least three-fourths (3/4") inch into the strike receiving the projected bolt. The cylinder shall have a solid metal heavy duty cylinder guard and a minimum of five-pin tumbler. All installation shall be done so that the performance of the locking device will meet the intended anti-burglary requirements. (It may be desired to have deadbolt locks constructed so as to prevent the key from being removed from the interior cylinder when the bolt is projected) High security strike plates shall be used with these deadbolts. A interconnected locking (single action) mechanism constructed so that both the deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided such mechanism meets all other specifications for locking devices, and the installation does not conflict with other provisions of this chapter relating to the proximity of the locking device to mail slots or glazing.

4107.1.3 The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8") inch into the head and threshold of the doorframe.

4107.1.4 Glazing in exterior doors, or within forty (40") inches of any locking mechanism, shall be of fully tempered glass or rated burglary resistive glazing.

4107.1.5 Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle one hundred eighty (180°) degree door viewer which will be mounted not more than fifty-eight (58") inches from the bottom of the door.

4107.1.6 Door mounted mail slots shall not be permitted within twenty-four (24") inches of any locking mechanism. Mail slots shall have an interior privacy hood.

4107.1.7 The attic areas between units of the R-1 Occupancy shall be separated by a solid structural barrier. Such barrier may be framed with five-eighth (5/8") inch gypsum wallboard on each side or other construction as acceptable to the Building Official and Chief of Police or his/her authorized representative.

4107.2 Addressing, Residential.

Addressing plans indicating the method in which buildings are to identified shall be submitted to the Community Development Department and Police and Fire Department for review and approval prior to installation.

4107.2.1 Single-family residential buildings shall display street address numbers conforming to the following specifications:

All residential dwellings shall display a street number in a prominent location on the street side of the residence in such a position as to be easily visible to approaching emergency vehicles from both directions. The numerals shall be of a highly contrasting color to the background to which they are affixed. Brass or gold colored numbers shall not be allowed.

4107.2.2 Numerals shall be a minimum of four (4") inches in height, and shall be illuminated during the hours of darkness. The numerals and light source shall be contained within a single weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device. Where structures are set back more than one hundred fifty (150') feet from the centerline of the street, larger numbers will be required so that they are distinguishable from the street.

4107.2.3 Flag lots with driveways more than fifty (50') feet in length shall display street numbers in such a position that the number is easily visible from the street. In the event a structure is not visible from the street, the address numbers shall be posted adjacent to the roadway on an elevated post or column, and the numbers shall be mounted at a height between thirty-six (36") inches and forty-two (42") inches above finished grade.

4107.2.4 Buildings shall be numbered in logical sequence prior to occupancy.

4107.3 Multiple family dwelling buildings shall display street address numbers conforming to the following specifications:

4107.3.1 An illuminated diagrammatic directory board shall be positioned at each driveway entrance from any street for any multi-family dwelling complexes of four (4) or more buildings where all buildings do not front the street, so that visitors and public safety personnel can quickly locate a particular building or address within the complex. The diagrammatic directory board shall be legible from a stopped vehicle and free of visual obstructions and shall be maintained as such. The sign(s) shall be oriented with respect to the user and include a red dot one-half inch in diameter with an arrow and the words "YOU ARE HERE" affixed in the appropriate place on the directory. The signs(s) shall be a diagram of the property, and shall depict building locations, building address numbers, parking areas, vehicular circulation and vehicle exits. The sign(s) shall be illuminated from dusk until dawn, and be provided with an uninterruptible AC power source or controlled by a photoelectric device. Diagrammatic directory board plans shall be submitted to the Police and Fire Departments for review and approval prior to installation. Additional address directional signs may be required at common building entrances and stairways.

4107.3.2 Monument sign or wall mounted address numbers shall be a minimum of eight (8") inches in height. Wall mounted numbers shall be placed on the building between eight (8') feet and ten (10') feet from ground level, be of a highly contrasting color to the surface on which they are attached, be attached to all sides of the building, and those numbers facing the street shall be illuminated from dusk until dawn with an uninterruptible A.C. power source or controlled by a photoelectric device.

4107.3.3 Each individual dwelling unit within the complex shall display a prominent address number or letter not less than four (4") inches in height, highly contrasting in color to the background to which it is affixed and clearly visible to approaching vehicles and/or pedestrians. The number or letter shall be located, adjacent to, but not on, the dwelling unit entry door.

4107.3.4 In multiple family complexes, garages or carports not directly attached to the dwelling unit, or placed next to the dwelling unit and discernible as being associated with one addressed dwelling unit, shall not use corresponding dwelling unit addresses to identify the garage or carport.

4107.3.5 Address identification numbers and/or letters shall not be affixed to a surface using two-sided tape or any material not resistant to weather conditions.

4107.3.6 Nothing in this section shall prevent the use of additional addressing, supplemental to the required addressing such as reflective numbers on street curbs or decorative numbering.

4107.3.7 An eight and one-half (8-1/2") inch by eleven (11") inch site plan(s) of the complex shall be provided to the Police and Fire Departments. It shall contain all streets, sidewalks, buildings, including identification numbers and/or description, roof access locations, emergency services access key vaults or key override switches, fire hydrants, and fire extinguishers.

4107.4 Single-family dwelling units, garages, and tracts of homes shall conform to the following lighting standards:

4107.4.1 All garage doors shall have an exterior light fixture(s) that is capable of illuminating the door driveway. Garage doors accessed from alleys are to have vandal and weather resistant exterior light fixtures.

4107.4.2 Private streets, alleys, and fire department required vehicle access designed for use only in emergency situations shall be illuminated using the same standards as established for public thoroughfares.

4107.5 Multiple-family buildings, carports, parking areas, driveways, common areas, and walking surfaces shall conform to the following lighting standards:

4107.5.1 All vehicular drive surfaces, open parking areas and carports shall be illuminated with a minimum maintained one-half (0.5) foot-candle of light at ground level during the hours of darkness. Uniformity Ratio, maximum to minimum of lighting in parking areas shall be 15:1 in conformance with the enhanced security recommendations in IESNA RP-20-98 Lighting for Parking Facilities.

4107.5.2 All exterior common area pedestrian walkways and recreation areas shall be illuminated with a minimum maintained one-quarter (0.25) foot-candle of light at ground level during the hours of darkness.

4107.5.3 Open stairways and common area corridors shall be illuminated with a minimum maintained one (1) foot-candle of light on all landings and stair treads during the hours of darkness. Enclosed stairways and enclosed common area corridors shall be illuminated at all times with a minimum maintained one (1) foot-candle of light on all landings and stair treads.

4107.5.4 Mail cluster box units, trash enclosures/areas, vending machines, and public phones located on the exterior shall in multi-family complexes are to be located in highly visible areas adjacent to common area activity amenities, and shall be illuminated during hours of darkness with a

minimum maintained one foot-candle of light, measured within a five (5') foot radius at ground level, during the hours of darkness.

4107.5.5 Recessed areas of building or fences, which have a minimum depth of two (2') feet, a minimum height of five (5') feet, and do not exceed six (6') feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of designated walking surface with an unobstructed pathway to it, not hindered by walls or hedgerow landscaping a minimum of two (2') feet in height.

4107.5.6 Accessible luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures and be not less than three (3') feet in height from the walking surface when used to illuminate walkways and a minimum of seventy-eight (78") inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within fifteen (15') feet vertically or six (6') feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.

4107.5.7 The light source utilized to comply with this section to meet parking and drive surface lighting shall be maintained by the property owner to sustain the designed illuminance.

4107.5.8 A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Landscaping shall not be planted so as to obscure required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of fifteen to one (15:1 maximum/minimum).

4107.6 Common-area laundry rooms in multiple-family complexes shall be designed and protected as follows:

4107.6.1 Entry door(s) shall have:

4107.6.1.1 A minimum six hundred (600) square inch clear vision panel in the upper half of the door. The vision panel shall be constructed of burglary resistant glazing.

4107.6.1.2 Automatic, hydraulic door closures.

4107.6.1.3 Self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort.

4107.6.1.4 Non-removable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins.

4107.6.1.5 A latch protector consisting of minimum one-eighth (1/8") inch thick steel attached to the door's exterior with non-removable bolts from the exterior. It shall be two (2") inches wide and extend a minimum of three (3") inches above and below the strike opening and extend a minimum of one (1") inch beyond the edge of the door.

4107.6.2 The laundry room shall be illuminated at all times with a minimum maintained five foot-candles of light at floor level, using a non-interruptible power source. There shall be no light switches inside the room that control light fixtures used to meet the lighting requirement

4107.6.3 Any portion of an openable window which is within eight (8') feet vertically or six (6') feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as follows:

4107.6.3.1. Windows shall not provide an opening greater than ninety-six (96) square inches: or

4107.6.3.2. Transom windows opening at the top and hinged at the bottom may be utilized provided the bottom portion is not less than six (6') feet from an exterior accessible surface.

4107.6.4 The entire laundry room shall be visible from the exterior along common area walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement.

4107.6.5 Laundry rooms are to be located in high activity areas with natural surveillance opportunities, and not in remote or isolated locations.

4107.7 All vehicle access gates, and pedestrian gates and doors leading to common areas requiring a key override shall be submastered for access by both the Police and Fire Departments.

4107.8 Mail cluster box units shall conform, at minimum, to United States Postal Service Standard 4B+.

4108 Non-Residential Building Requirements.

The provisions of this section shall apply to non-residential units and structures.

4108.1 Swinging exterior glass doors, wood or metal doors with glass panels, and solid wood or metal doors shall be constructed or protected as follows:

Wood doors shall be of solid core construction with a minimum thickness of one and three-quarter (1-3/4") inches. Hollow steel doors shall be of a minimum 16 gauge and have sufficient reinforcement to maintain the designated thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device.

Except when double cylinder deadbolts are utilized, any glazing utilized within forty (40") inches of any door locking mechanism shall be constructed or protected as follows:

4108.1.1 Fully tempered glass or rated burglary resistant glazing; or,

4108.1.2 Iron or steel grills of at least one-eighth (1/8") inch material with a maximum two (2") inch mesh secured on the inside of the glazing may be utilized; or

4108.1.3 The glazing shall be covered with iron bars of at least one-half (1/2") inch round or one (1") inch by one-quarter (1/4") inch flat steel material, spaced not more than five (5") inches apart, secured on the inside of the glazing.

4108.1.4 Items 1 and 2 above, shall not interfere with the operation of opening windows if such windows are required to be openable by this Code or Title 19 and 24 of the California Code of Regulations

4108.2 All swinging exterior wood or steel doors shall be equipped as follows:

4108.2.1 A single or double door shall be equipped with a double or single cylinder deadbolt. The bolt shall have a minimum projection of one (1") inch and be constructed so as to repel a cutting tool attack. The deadbolt shall have an embedment of at least three-quarter (3/4") inch into the strike receiving the projected bolt. The cylinder shall have a heavy duty cylinder guard and a minimum of five-pin tumbler. The provisions of the preceding paragraph do not apply where panic hardware is required or an equivalent device is approved by the enforcing authority.

4108.2.2 Exterior, outward opening doors shall have a latch protector consisting of minimum one hundred twenty-five thousandths (0.125") inch-thick steel attached to the door's exterior with non-removable bolts from the exterior. It shall be two (2") inches wide and extend a minimum of three (3") inches above and below the strike opening and extend a minimum of one (1") inch beyond the edge of the door.

4108.2.3 Exterior, out swinging doors shall have non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

4108.2.4 Double doors shall be equipped as follows:

4108.2.4.1 The inactive leaf of double doors shall be equipped with approved automatic metal flush bolts having a minimum embedment of five-eighths (5/8") inch into the head and threshold of the doorframe.

4108.2.4.2 Double doors shall have an astragal constructed of steel a minimum of one hundred twenty-five thousandths (0.125") inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two (2") inches wide, and extend a minimum of one (1") inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with non-removable bolts spaced apart on not more than ten (10") inch centers. The provisions of this subsection shall not apply where panic hardware is required or the enforcing authority approves an equivalent device.

4108.3 Aluminum frame swinging doors shall be equipped as follows:

4108.3.1 The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand sixteen hundred (1,600) pounds of pressure in both a vertical distance of three (3") inches and a horizontal distance of one (1") inch on each side of the strike, so as to prevent violation of the strike.

4108.3.2 A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1") inch or a hook-shaped or expanding deadbolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five-pin tumblers and a heavy-duty cylinder guard.

4108.3.3 A heavy-duty, beveled cylinder guard shall be used on mortise cylinder locks.

4108.4 Panic hardware, whenever required by this Code or Title 19 and 24 of the California Code of Regulations, shall be installed as follows:

4108.4.1 Panic hardware shall contain a minimum of two locking points on each door; or:

4108.4.2 On single doors, panic hardware may have one locking point, which shall not be located at either the top or bottom rails of the doorframe. The door shall have an astragal constructed of steel one hundred twenty-five

thousandths (0.125") inch thick, which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6") inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2") inches wide and extend a minimum of one (1") inch beyond the edge of the door to which it is attached.

4108.4.3 Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them from top to bottom but not interfere with the operation of either door.

4108.5 Horizontal sliding doors and windows shall be equipped with guide tracks at top and bottom, shall be secured on the inside with a slide bar, bolt cross bar, auxiliary locking device, or other approved device. Horizontal sliding doors and windows shall also be equipped with removable/adjustable anti-lift devices to prevent the door or window from being lifted out when in the closed position.

4108.6 In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors. Individual tenant space interior or exterior office doors shall have door locks.

4108.7 Windows shall be deemed accessible if less than twenty-four (24") inches from any locking mechanism, or less the eight (8') feet above ground. Accessible windows having a pane exceeding ninety-six (96) square inches in area with the smallest dimension exceeding six (6") inches and not visible from a public or private thoroughfare shall be protected in the following manner:

4108.7.1 Fully tempered glass or burglar resistant glazing; or the following window barriers may be used but shall be secured with bolts that are non-removable from the outside:

4108.7.1.1 Inside or outside steel bars of at least one-half (1/2") inch round or one (1") inch by one-quarter (1/4") inch flat steel material, spaced not more than five (5") inches apart and securely fastened; or

4108.7.1.2 Inside or outside steel grills of a least one-eighth (1/8") inch thick material with not more than a two (2") inch mesh and securely fastened.

4108.7.1.3 The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be opened by this Code or Title 19 and 24 of the California Code of Regulations

4108.7.2 If a side or rear window is of the type that can be opened, it shall be secured on the inside with a slide bar, bolt cross bar, auxiliary locking device, or other approved device.

4108.8 All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:

4108.8.1 Fully tempered glass or burglar resistant glazing; or

4108.8.2 The following barriers may be used but shall be secured with bolts that are non-removable from the outside:

4108.8.2.1 Outside steel bars of at least one-half (1/2") inch round or one (1") inch by one-quarter (1/4") inch flat steel material, spaced not more than five (5") inches apart and securely fastened; or

4108.8.2.2 Inside or outside steel grills of a least one eighth (1/8") inch thick material with not more than a two (2") inch mesh and securely fastened.

4108.8.2.3 The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be opened by this Code or Title 19 and 24 of the California Code of Regulations.

4108.9 Roof openings shall be protected as follows:

4108.9.1 All skylights on the roof or any building or premises used for business purposes shall be provided with:

4108.9.1.1 Rated burglary-resistant glazing securely fastened with bolts that are non-removable from the exterior, or

4108.9.1.2 Steel bars of at least one-half (1/2") inch round or one (1") inch by one-quarter (1/4") inch flat steel material under the skylight spaced not more than five (5") inches apart and securely fastened.

4108.9.1.3 Buildings equipped with smoke/heat vents required by the Fire Code shall comply with item 4108.9.1.2 above.

4108.9.2 All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

4108.9.2.1 If the hatchway is of wooden material, it shall be covered on the inside with at least 16 U.S. gauge sheet metal, or its equivalent, attached with screws.

4108.9.2.2 The hatchway shall be secured from the inside with a slide bar or slide bolts.

4108.9.2.3 Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

4108.9.3 All air duct or air vent openings exceeding ninety-six (96) square inches on the roof or exterior walls and doors of any building used for business purposes shall be secured by covering the same with either of the following:

4108.9.3.1 Steel bars of at least one-half (1/2") round or one (1") inch by one-quarter (1/4") inch flat steel material spaced no more than five (5") inches apart on center, at each direction, welded at all points of intersection, or one (1") inch by one-quarter (1/4") inch flat steel or the equivalent, spaced no more than five (5") inches apart on center, welded at all points of intersection.

4108.9.3.2 Steel grills or expanded metal at least one-eighth (1/8") inch thick with a maximum two (2") inch mesh and securely fastened.

4108.9.3.3 If the barrier is on the outside, it shall be secured with bolts that are non-removable from the exterior.

4108.9.3.4 The items required by subsections 1 and 2 of this subsection shall not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the Code or Title 19 and 24 of the California Code of Regulations.

4108.10 Permanently affixed exterior ladders leading to roofs are prohibited. Where access is required, interior ladders shall be provided with access for each individual tenant. If an exemption for an exterior ladder is approved, the ladder shall be equipped with a lockable security door that covers the front and sides of the ladder. The security door shall be a minimum of six (6') feet in height from ground level.

4108.11 A building located within eight (8') feet of utility poles or similar structures which can be used to gain access to the building's roof, windows, balconies, or other openings shall have such access area barricaded or fenced with materials to deter human climbing.

4108.12 Utility Rooms and Panels.

There shall be no exterior wall mounted phone or electrical panels. Utility rooms for phone and electrical panels that are accessible from the outside shall have a metal door and a deadbolt. Hinges for outward swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins. The bolt and strike plate area on outward opening doors shall be protected from violation from the outside by a latch protector consisting of minimum one hundred twenty-five thousandths (0.125") inch thick steel attached to the door's exterior with non-

removable bolts from the exterior. It shall be two (2") inches wide and extend a minimum of three (3") inches above and below the strike opening and extend a minimum of one inch beyond the edge of the door.

4108.13 Buildings, open parking lots, walkways, and accesses thereto shall conform to the following lighting standards:

4108.13.1 All types of exterior doors shall be illuminated during the hours of darkness, with a minimum maintained one (1) foot-candle of light, measured within a five (5') foot radius on each side of the door at ground level. The light source shall be controlled by a photocell device.

4108.13.2 Recessed areas of buildings or fences, which have a minimum depth of two (2') feet, a minimum height of five (5') feet, and do not exceed six (6') feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six (6') feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedgerow landscaping a minimum of two (2') feet in height.

4108.13.3 Stairways shall be illuminated with a minimum maintained one foot-candle of light on all landings and stair treads, during the hours of operation, including one hour thereafter.

4108.13.4 All interior or exterior corridors, passageways and walkways in any hotel, motel or inn shall be illuminated at all times with a minimum maintained one foot-candle of light on the walking surface.

4108.13.5 All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained one foot-candle of light on the walking or driving surface during the hours of operation and one hour thereafter.

4108.13.6 The light source utilized to comply with this section to meet parking and drive surface lighting shall be maintained by the property owner to sustain the designed illuminance.

4108.13.7 Accessible luminaires utilized to meet the requirements of this section shall have vandal and weather resistant light fixtures and be not less than three (3') feet in height from ground level when used to illuminate walkways and a minimum of eight (8') feet in height from ground level when illuminating surfaces associated with vehicles. A luminaire not less than forty-two (42") inches may be utilized to illuminate a walkway if adjacent landscaping is of a variety which does not mature higher than two (2') feet, and it does not interfere with the required light distribution for a distance of sixteen (16') feet along the walkway. Light fixtures shall be deemed accessible if mounted within fifteen (15') feet

vertically or six (6') feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

4108.13.8 A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 15:1 maximum/minimum.

Parking facilities shall be illuminated with a minimum maintained one-half (0.5) foot-candle of light at ground level during the hours of darkness. Uniformity Ratio, maximum to minimum of lighting in parking areas shall be 15:1 in conformance with the enhanced security recommendations in IESNA RP-20-98 Lighting for Parking Facilities.

4108.13.9 Alternate Design – Alternate designs for parking lot lighting showing modifications to the minimum security lighting illuminance which provide illuminance above such minimum security lighting to those portions of the commercial activity site deemed to be critical by the City Police Department and/or which show reduced lighting levels after the commercial activity's closing hours may be approved by the enforcing authority when sufficient information substantiating the security lighting intensity alternate design has been submitted.

4108.13.10 Lighting Plans and Certification. Plans indicating compliance with the provisions of this subsection will be required to be prepared and submitted by an illuminating engineer or other person acceptable to the enforcing authority. Such illuminating engineer shall submit a written report certifying the minimum required lighting intensity has been provided after installation of the lighting system and prior to the issuance of the Certificate of Occupancy.

4108.14 Addressing, Non-Residential

Addressing plans indicating the method in which buildings are to identified shall be submitted to the Community Development Department and Police and Fire for review and approval prior to installation. Non-residential buildings shall display street address numbers conforming to the following specifications:

4108.14.1 Stand-alone buildings shall be numbered in a logical sequence prior to occupancy. Wall or monument sign mounted numbers shall be no less than ten (10") inches in height, and be of a color highly contrasting to the background on to which there are affixed. Brass or gold plated numbers shall not be used. The address number of every commercial building shall be illuminated during hours of darkness with an uninterruptible A.C. power source or controlled by a photoelectric device. In addition, any business that affords foot or vehicular access to the rear through any driveway, walkway, or parking lot shall also display the same numbers on the rear of the building. Where structures are set

back more than one hundred fifty (150') feet from the centerline of the street, larger numbers will be required so that they are distinguishable from the street.

4108.14.2 Not Used

4108.14.3 If individual occupants are identified by a space or suite number, that number shall be prominently displayed at the front entrance of the unit with numbers not less than four (4") inches in height, in a highly contrasting color to the background to which it is affixed and clearly visible to approaching vehicles and/or pedestrians. Structures with rear doors shall have those numbers displayed on those doors.

4108.14.4 Buildings with a total square footage of ten thousand (10,000) square feet or more shall have rooftop numbers placed parallel to the addressed street, screened from public view and only visible from the air. The numerals are to be of contrasting color; block lettered, constructed of weather resistant material. Address numbers are to be a minimum of four (4') feet in height and eighteen (18") inches wide. When more than one street address is assigned to a building, the beginning and ending address numbers are to be placed on the rooftop, at opposite ends of the building, reflecting the approximate location of these addresses.

Nothing in this section shall prevent the use of additional addressing supplemental to the required addressing, such as reflective numbers on street curbs or decorative numbering.

4108.14.5 Site plans of the complex, a minimum size of eight and one-half (8 ½") inches by eleven (11") inches, shall be provided to the Police and Fire Departments. It shall contain all streets, sidewalks, buildings, including identification numbers and/or description, roof access locations, emergency services access key vaults or key override switches, fire hydrants, and fire extinguishers.

4108.15 Elevator cars and lobbies shall be designed as follows:

4108.15.1 Elevators which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior or interior shall have clear glazing installed in the exterior facing cab wall and the exterior facing shaft wall to provide visibility into the elevator cab.

4108.15.2 Elevator cars, the interiors of which are not completely visible, shall have shatter resistant mirrors or other equally reflective material to allow for surveillance of the interior prior to entry. The elevator cab shall be illuminated at all times with a minimum maintained two foot-candles of light at floor level.

4108.15.3 Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.

4108.15.4 Elevator lobbies, if enclosed, shall be constructed of glazing, the maximum amount allowed by the Building Code.

4108.16 Intrusion Alarm Systems

If an intrusion (burglary) alarm system is used, it shall be a, silent or audible system monitored by a U.L. approved central station. Minimum conditions for the intrusion alarm shall be as follows: any magnetic contacts used on window or pedestrian doors shall be capable of allowing the door or window to open a minimum of one and one-half (1 ½") inch without activating the alarm. Magnetic contacts on any garage type door, rolling overhead door, sliding or rolling gate, etc. shall be capable of allowing the door or gate to open a minimum of three (3") inches before the activating the alarm.

The alarm system shall be equipped with a back-up battery capable of a minimum duration of twenty-four (24) hours. Motion and glass break detectors shall be, at minimum, dual technology devices. Any interior alarm shall be individually zoned, and the central monitoring station shall notify the Police Department which zones have been activated and the location of those zones. Audible alarms shall automatically reset a maximum of 15 minutes after activation. Non-residential push button devices used to activate hold-up alarms shall be dual action. Keypad activation of a hold-up or duress alarm shall require an entry code a minimum of 2 digits higher than the normal activation code. Automatic dialers or direct connects to the Police Department are prohibited. The applicant shall submit plans for the alarm system to the Police Department Crime Prevention Bureau for review and approval prior to installation.

4108.17 Closed Circuit Television

If a closed circuit television (CCTV) is used, the system shall consist of color cameras, a digital video recorder with a minimum fifteen (15) day storage capacity, a multiplexer and monitor, and be capable of downloading video onto a disc to provide to the Police Department. The recording equipment shall be kept in a secure area, and be neither visible nor accessible to the public. Signage indicating the building is under twenty-four (24) hour video surveillance shall be posted. The applicant shall submit plans for the CCTV system to the Police Department Crime Prevention Bureau for review and approval prior to installation.

4108.18 Parking Structures

Any non-residential structure, garage or covered parking surface intended primarily for the parking or storage of motor vehicles for any period of time, except for carports, shall comply with this section.

4108.18.1 Remote or detached parking facilities or any other parking surfaces which are constructed as a separate entity shall be assigned a street address number. The numerals shall be displayed at the main entrance using numbers a minimum of eight (8") inches in height and of a color contrasting to the background to which they are affixed.

4108.18.2 Directional signage, including floor designation and section, shall be provided on each level to expedite movement within the facility. Signage shall be a minimum of twelve (12") inches in height and of a contrasting color to the background. It shall be displayed not less than sixty (60") inches from the parking surface and be highly visible from within any portion of the facility.

4108.18.3 Bicycle storage units or racks shall be located in high visibility areas.

4108.18.4 If removal of a metal drainage grating being used at grade along the exterior of the facility would provide access into the interior, the grating shall be securely fastened, rendering it non-removable from the exterior.

4108.18.5 The number of pedestrian and vehicular access points shall be minimized. Except at vehicle and primary pedestrian openings, all exterior openings in the structure's walls within ten feet above finished grade shall be secured with decorative metal grids to prevent unauthorized pedestrian entry. Chain link fencing shall not be used. When required, fire authority openings in the form of swing-out gates shall be provided and be in compliance with Fire Department specifications.

4108.18.6 Exterior pedestrian doors which provide access into the parking facility shall be constructed and equipped as follows:

4108.18.6.1 A minimum eighteen (18) gauge steel and equipped with automatic hydraulic closure device.

4108.18.6.2 A minimum one hundred (100) square-inch vision panel, with the width not less than five (5") inches, to provide visibility into the area being entered. Vision panels shall meet requirements of the Building Code.

4108.18.6.3 Vision panels shall be constructed of burglar resistant glazing materials and preclude manipulation of the interior locking device from the exterior.

4108.18.6.4 No openings within twenty-four (24") inches of the locking device which would allow a piece of metal, one-sixteenth (1/16") inch diameter or greater to be inserted and access gained to the interior side of the door.

4108.18.6.5 When panic hardware is required, it shall have a self-locking mechanism and be constructed/equipped as follows:

4108.19 Panic hardware on pairs of doors shall contain a minimum of two locking points on each door; or on single doors, panic hardware may have one locking point, which is not located at either the top or bottom of the doorframe. When mortise hardware is utilized, a protective astragal consisting of a minimum one hundred twenty-five thousandths (0.125") inch thick steel shall be attached to the exterior of the door and rendered non-removable from the exterior. It shall be two (2") inches wide and extend a minimum of three (3") inches above and below the strike opening and extend a minimum of one (1") inch beyond the edge of the door.

4108.20 Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, but not interfere with the operation of either door. Fire rated astragals, meeting specifications of the California Building Code, shall be utilized when required. Astragals are not required when panic hardware is utilized with push pads offset a minimum of three (3") inches from the door edges.

4108.21 Emergency exits not intended as a primary entrance shall have no exterior handles, knobs, or levers.

4108.22 Hinges shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

4108.23 Closed circuit television and emergency call boxes may be required at the discretion of the Police Department.

4108.24 Stairways shall be designed as follows:

4108.24.1 Interior doors shall have vision panels a minimum of five (5") inches wide and twenty (20") inches in height. The vision panels shall be constructed of burglar resistant glazing and meet the requirements of the Building Code.

4108.24.2 Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.

4108.24.3 Stairways shall be designed to be completely visible from either the interior or exterior or both, unless mandated by the Building Code to be enclosed.

4108.24.4 Fully enclosed interior or exterior stairways with solid walls shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.

4108.25 Elevator cars and lobbies shall be designed as follows:

4108.25.1 Elevators which serve more than two floors above ground level, with at least one shaft wall exposed to the exterior or interior shall have clear glazing installed in one wall to provide visibility into the elevator cab.

4108.25.2 Elevator cabs, the interiors of which are not completely visible when the door is open, shall have shatter resistant mirrors or other equally reflective material to allow for surveillance of the interior prior to entry. The elevator cab shall be illuminated at all times with a minimum maintained two (2) foot-candles of light at floor level.

4108.25.3 Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.

4108.25.4 Elevator lobbies, if enclosed, shall be constructed of glazing, the maximum amount allowed by the Building Code.

4108.26 Lighting of driveways, carports, parking areas, walkways and doors shall conform to the following standards:

4108.26.1 All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained one and one-quarter (1.25) foot-candles of light. Exception: Parking facilities which have physically precluded pedestrian and vehicle access during non-business hours may provide a minimum maintained one-quarter (0.25) foot-candles of light on the parking, walking and driving surfaces.

4108.26.2 Stairways shall be illuminated at all times with a minimum maintained two (2) foot-candles of light on all landings and stair treads.

4108.26.3 All types of exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained one (1) foot-candle of light, measured within a five (5') foot radius of each side of the door at ground level.

4108.26.4 Recessed areas of buildings or fences, which have a minimum depth of two (2') feet, a minimum height of five (5') feet, and do not exceed six (6') feet in width and are capable of human concealment, shall be illuminated with a minimum maintained one-quarter (0.25) foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six (6') feet of the edge of a designated walking surface

with an unobstructed pathway to it, not hindered by walls or hedgerow landscaping a minimum of two (2') feet in height.

4108.26.5 All luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than seventy-two (72") inches above the walking or driving surface.

4108.26.6 A site plan shall be provided showing buildings' parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 15:1 maximum/minimum. Landscaping shall not be planted so as to obscure required light levels.

4108.26.7 The light source shall be controlled by a photocell device or a time clock with an astronomic feature and capable of operating during a power failure.

4109 Emergency Access.

4109.1 Private roads and parking areas or structures controlled by unmanned mechanical parking type gates shall provide for public safety and emergency responder access utilizing an approved key switch device and designed as follows:

4109.1.1 A control pedestal consisting of a metal post/pipe shall be installed at a height of forty-two (42") inches and a minimum of fifteen (15') feet from the entry/exit gate. It shall be located on the driver's side of the road or driveway and accessible in such a manner as to not require a person to exit their vehicle to reach it; nor to require any back-up movements in order to enter/exit the gate.

4109.1.2 A control housing consisting of a heavy gauge metal, vandal and weather resistant square or rectangular housing which shall be installed on the top of the control pedestal. The key switch is to be mounted on the side facing the roadway.

4109.2 All lockable pedestrian gates to residential recreation areas serving six or more dwelling units, and gates or doors to common walkways or hallways of residential complexes where the there are four or more dwelling units within the complex, shall provide for police and fire department emergency access utilizing an approved key switch device or approved key vault which shall be installed as follows:

4109.2.1 Pedestrian gates/doors using an electromagnetic type lock shall install a key switch within a telephone/intercom console or in a control housing as described in section 4109.1.2 above.

4109.2.2 Pedestrian gates/doors utilizing mechanical locks shall install a key vault adjacent to each gate/door, securely attaching it to a fence or wall.

4109.3 Non-residential multi-tenant buildings utilizing electronic access control systems on the main entry doors, and enclosed retail shopping centers shall provide the Police and Fire Departments emergency access utilizing an approved key switch-device or approved key vault which shall be installed as follows:

4109.3.1 All entry doors to common areas using an electromagnetic type lock shall install a key switch device within the building's exterior telephone/intercom console or in a control housing as described in section 4109.1.2 above, located within close proximity and in a visible area near the door.

4109.3.2 Exterior main entry doors of an enclosed shopping center utilizing mechanical door locks shall install a key vault within close proximity and in a visible area near the door.

4110 Special Recreational Space Requirements.

The provisions of this section shall apply to community buildings, parks, open spaces, trails, community swimming pools, and associated sidewalks and parking lots.

4110.1 Structures shall comply with all provisions of the Security Code except regarding lighting standards.

4110.2 Exterior lighting shall conform to the following standards:

4110.2.1 All types of exterior doors shall be illuminated during the hours of darkness with a minimum maintained one (1) foot-candle of light at ground level, measured within a five (5') foot radius from the center of the door.

4110.2.2 Recessed areas of buildings or fences, which have a minimum depth of two (2') feet, a minimum height of five (5') feet, and do not exceed six (6') feet in width and are capable of human concealment, shall illuminated with a minimum maintained one-quarter (0.25) foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six (6') feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge tow landscaping a minimum of two (2') feet in height.

4110.2.3 Stairways shall be illuminated with a minimum one (1) foot-candle of light on all landings and stair treads, at all hours of darkness.

4110.2.4 Parking lots and walkways accessing buildings and parking areas shall be illuminated with a minimum maintained one-half (.5) foot-candle of light on the driving or walking surface during all hours of darkness.

4110.2.5 Swimming pool decks and other hard surface recreation activity areas shall be illuminated with a minimum maintained one-half (.5) foot-candle of light on the walking surface during all hours of darkness.

4110.2.6 The light source utilized to comply with this section to meet parking, drive, and walking surface lighting shall be maintained by the property owner to sustain the designed illuminance.

4110.2.7 Luminaires utilized to meet the requirements of this section shall have vandal and weather resistant light fixtures, if accessible, and be not less than eight (8') feet in height from ground level. A luminaire not less than forty-two (42") inches may be utilized to illuminate a walkway if adjacent landscaping is of a variety which does not mature higher than two (2') feet, and it does not interfere with the required light distribution for a distance of sixteen (16') feet along the walkway. Light fixtures shall be deemed accessible if mounted within fifteen (15') feet vertically or six (6') feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair treads, platform, or similar structure.

Activation of the required exterior lighting shall be either by a photocell or motion sensor.

4110.2.8 A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 15:1 maximum/minimum. Landscaping shall not be planted so as to obscure required light levels.

4111 Swimming Pools.

Common Use Private and Public Swimming pools shall be secured as follows:

4111.1 Restroom doors and pool gates shall be equipped with automatic closure devices, dead bolts, and a latch protector consisting of minimum one hundred twenty-five thousandths (0.125) inch thick steel, a minimum of two (2") inches wide and a minimum of three (3") inches above and below the deadbolt. Hinges shall be equipped with non-removable hinge pins or a mechanical

interlock to preclude removal of the door from the exterior by removing the hinge pins.

4111.2 The pool equipment room or enclosure is to be secured with either a deadbolt lock or padlock with a minimum five-pin tumbler operation, minimum three-eighths (3/8") inch thick shackle, and heel and toe locking.

4111.3 The on and off switch for the spa is to be keyed.

4111.4 Perimeter fencing, using either tubular steel or aluminum, is to be installed at a minimum height of five (5') feet above any surface or slope. Vertical fence pickets are to be spaced not more than four (4") inches on-center and be designed to discourage climbing.

4111.5 Emergency access to locked gates is to be provided through installation of a Knox box key vault which shall contain all keys required to enter the pool area at any time. The box is to be installed within eight (8') feet of the gate and placed between four (4') feet and five (5') feet above ground level.

4111.6 Selection of landscaping is to consider height of plants regarding providing needed visibility into the pool area from adjacent uses, buildings, and streets.

4111.7 Lighting shall conform to section 4110.2.5 regarding lighting fixtures.

4111.8 All entrances to non-public pools/spas shall have signage indicating it is private property and no trespassing is allowed.

4112 Hardscape.

Water fountains, walkways, stair rails, masonry planters, benches and seating areas, etc. shall be designed and constructed to preclude use by skateboarders, roller bladers, etc. Applicant shall pursue restricting skateboards etc. pursuant to the provision of 4-1.01 et seq. of the Thousand Oaks Municipal Code. Once operational, the project management shall monitor the premise in a manner to eliminate skateboarding, etc.

Sec. 8-1.20. Addition: Chapter 61: Building Relocation.

The City Council, after due consideration, finds and determines that any person engaged in construction activities should have a type of notice to inform him/her of the conduct and procedures to be followed in moving a house or building, and therefore, Chapter 61 entitled "Building Relocation" is hereby added to said Building Code to read as follows:

Chapter 61 Building Relocation

6101 Building Relocation Requirements.

No person, firm or corporation shall move or relocate any building or structure into the City, or from one lot to another lot within the City, or from one portion of a lot to another location on the same lot without first obtaining a building relocation permit; provided, however, nothing contained in this chapter shall be construed to apply to a factory-built building approved as such under the jurisdiction of the State. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished for that purpose. Any building relocation shall be subject to the following provisions:

6101.1 The following information shall be filed for review and subject to the approval of the Building Official prior to the issuance of the building relocation permit:

6101.1.1 The location and address of the old and new sites;

6101.1.2 A plot plan of the new location, including the showing of adjacent lots on all sides of the property and an indication of all structures and improvements on such lot;

6101.1.3 Plans and specifications for the proposed improvements at the new location, including drainage;

6101.1.4 The definition of the route of travel for the building to be moved. The time and route shall be subject to the approval of the City Engineer, Fire Chief and Chief of Police;

6101.1.5 A termite inspection report prepared by a legally qualified person;

6101.1.6 The abandonment of sewage disposal systems and/or sewer laterals as set forth in the California Plumbing Code;

6101.1.7 A current photograph showing the front of each building to be relocated;

6101.1.8 Such additional information as shall be deemed reasonably necessary by the Building Official to carry out the intent and purpose of this Chapter.

6101.2 Building Relocation Fee.

6101.2.1 Before any application for a relocation permit is accepted, an inspection fee as set by Council resolution shall be paid to the City for the cost of investigation of the condition of the building to be moved and the inspection of the proposed new location.

Exception:
Buildings relocated to different locations on the same lot or parcel shall be exempt from the payment of the inspection fee.

6101.2.2 When the application includes an accessory building in addition to the main structure, an additional inspection fee as set by Council resolution for each accessory building shall be paid.

6101.2.3 In addition to the above fees, if the building or structure is located outside the City limits, a mileage charge equivalent to the current mileage rate paid by the City may be charged for each mile traveled outside the City limits in the course of the investigation.

6101.3 Before the Building Official may grant a building relocation permit, there shall be evidence of full compliance with all pertinent ordinances, rules, regulations and other laws of the City and State.

6101.4 The Building Official shall find prior to granting a building relocation permit:

6101.4.1 That the building is in conformity with the type and quality of buildings existing in the area into which it is proposed to be moved;

6101.4.2 That there is evidence of full compliance with the zoning provisions (Chapter 4 of Title 9) of the Thousand Oaks Municipal Code;

6101.4.3 That the building shall comply or be altered to comply with current building, electrical, comfort heating and air conditioning and plumbing code requirements; and

6101.4.4 Before a building permit may be granted, there shall be required of the applicant the posting of a bond in such an amount as is determined by the Building Official to cover costs of any provisions stated in this chapter. The bond shall also cover the costs involved in cleaning up the vacated site and restoring it to a safe and sightly condition. The bonding time may be limited to ninety (90) days and extended for good cause by the Building Official.

6102 Appeals.

Within twenty (20) calendar days after the day of rendition of a decision by the Building Official relating to building relocation, an appeal to the Board of Appeals of the City of Thousand Oaks may be taken by the applicant.

Sec. 8-1.21. Addition: Chapter 62: Swimming Pools.

The Council, after due consideration, finds and determined that, due to the geographical location of the City, the usual soil, geological and topographical conditions prevailing within the City, the public health and welfare would best be served by providing minimum standards to protect life, limb, health, property, and the public welfare by regulating and controlling the design, construction, quality of materials and fencing of swimming pools, and therefore, Chapter 62 is hereby added to said Building Code to read as follows:

Chapter 62 Swimming Pools

6201 Purpose.

The purpose of this chapter is to provide minimum standards to protect life, limb, health, property and the public welfare by regulating .and controlling the design, construction, quality of materials, and fencing of swimming pools. See Section 3109.4.4 of the 2013 California Building Code.

6202 Definition.

"Swimming pool" shall mean any structure intended for swimming, recreational bathing or wading that contains water over eighteen (18") inches deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

6203 Fees.

Fees for plan-checking and building permits shall be set by Council resolution.

6204 Permits.

6204.1 Applications for permits for the construction, installation, alteration, or major repair of swimming pools shall be set forth in Chapter 1, Division 11, Section 105 of this Code. Plans in duplicate shall be submitted for the approval of the Building Official and shall be in sufficient detail to include the following: plot plan to scale with relative elevations, property lines, existing structures, fencing, retaining walls, height or depth of an adjacent cut and/or fill slopes, including horizontal to vertical ratio of the slope face or the angle of slope face with the

horizontal and other relevant characteristics adjacent to pool area; proposed pool shape, dimensioned and located to accurately show the setback distances of proposed pool, pool equipment and electrical controls to property lines, exterior structures, garden walls or fencing, retaining walls, and tops and toes of all adjacent cut and/or fill slopes and clearances for all overhead or underground utilities; the proposed mechanical equipment pad, dimensions and location; the proposed deck work configuration showing its construction and anticipated drainage details and the anticipated overall drainage of pool site; the pool depth, and volume in gallons; the structural details of walls and floor; and the waste disposal system.

6204.2 Plans submitted shall either show a fully surrounding deck or shall be submitted as a complete no-deck design complying with the requirements of Section 6214.6.

6204.3 Application for permits to construct or operate public swimming pools, bath houses or related appurtenances shall be accompanied by plans with the Ventura County Health Department approval stamped thereon.

6204.4 It shall be the responsibility of the person or firm taking out the swimming pool permit to also secure building permits for required fencing or repair of existing fencing in compliance with this chapter. No swimming pool permit shall be issued without compliance with this section.

6204.5 Unless otherwise approved by the Building Official, separate permits shall be required for plumbing, heating and electrical work.

6205 Inspections.

6205.1 The permittee shall call for inspection of the fencing, gates, closing-latching and locking devices required by Section 6207 of this chapter prior to the plastering of the pool.

6205.2 Electrical. All electrical wiring shall be installed and connected in accordance with the California Electrical Code as adopted by the City. Electrical inspection clearance for the grounding of reinforcing, plumbing and conduit is required prior to approval of reinforcing steel for shotcreting, guniting or concreting.

6205.3 Gas and Water Piping. Gas and water piping shall be installed in accordance with the California Plumbing Code as adopted by the City.

6205.4 Heat-Producing Appliances. Heat-producing appliances shall be installed in accordance with the California Mechanical Code as adopted by the City.

6205.5 Continuous Inspection. Continuous inspection by an inspector qualified, in accordance with Chapter 17 of this Code, will be required on all shotcrete, gunite and dry-pack pools.

6205.6 Final Inspections. The permittee shall call for final inspection prior to the physical use of the pool. If the permittee fails to call for final inspection within thirty (30) days after gunite inspection has been made, a final inspection may be made by the Building Division of the Community Development Department, and notice thereupon given on the property regarding any corrections required. If the Division has not been notified that the corrections have been made and requested to reinspect within a reasonable length of time, the permittee will be subject to the reinspection fee set forth in Section 109 of this Code.

6206 Disposal.

The swimming pool deck and all portions of the lot shall drain to the street or to an area approved by the Building Official. When a pool deck extends to within three (3') feet of an adjacent property, means shall be provided to conduct splash water to a satisfactory point of disposal.

6207 Fencing, Gates and Locks.

6207.1 Required. The Council, after due consideration, hereby finds and determines that the maintenance of a swimming pool without appropriate precautionary measures constitutes a hazard to the safety of small children within the City.

6207.2 Required gates, fencing, and closing, latching or locking devices shall be installed prior to plastering of the pool.

6207.3 Specifications. Any person, firm or corporation in possession of land within the City, either as owner in fee, purchaser under contract lessee, tenant, licensee, or any type of legal estate, upon which is situated a swimming pool, as defined in Section 6202, shall at all times maintain on the lot or property, upon which such pool or such body of water is located a fence or wall not less than five (5') feet in height completely surrounding such pool or body of water. Lakes and other bodies of water not designed or used for swimming or immersion purposes, shall be separated from the swimming pool by a fence or wall conforming to this section.

Such fence or wall shall have no opening therein or space between the intermediate members greater than four (4") inches, including doors or gates.

No such fence or wall shall provide ladder-like access to the swimming pool area. Dwelling units of R-1 and R-3 occupancies may be used, as well as buildings or structures accessory thereto, as a part of such enclosure.

The top of the fence, as measured from outside, shall be located at least five (5') feet clear, measured in an arc from the top of the fence, from any surface or slope.

Each gate or door opening through a pool enclosure shall open outward away from the pool and shall 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.

Exception:

Doors in Group R, Division 1 and 3 occupancies which form part of a pool enclosure may be equipped with approved exit alarm per Section 3109.4.4.

Required latching devices shall be installed not less than four (4') feet, six (6") inches above adjacent ground level.

Equipment Gates. Equipment gates, for the purpose of this section, shall be two (2) gates, installed in such a manner that, when closed, each shall abut the other and form an integral part of the fence. Such gates shall not be used for normal access. With the exception of those infrequent times when the gates may be open to permit access for repair or replacement of equipment and the like, the gates shall be bolted top and bottom or closely locked together. Equipment gates however, may be used for access gates when one gate is installed in a semi permanent manner and cannot be readily opened without removing bolts, screws, or those certain things requiring tools to remove that make the same semi permanent and the opposing gate is installed in the manner hereinabove specified.

6207.4 Modifications. The Building Official may permit other protective measures or devices to be used or may grant modifications and accept alternatives to the fencing requirements in individual cases with respect to the height, nature, or location of the fence, wall, gate or latches, or the necessity therefore, provided the degree of protection is not reduced thereby.

6207.5 Exceptions. Natural or man-made lakes, marinas or reservoirs used primarily for water conservation, irrigation or recreation shall not be deemed to be a swimming pool or body of water requiring fencing by this section.

6207.6 Safeguards Prerequisites to Filling. No water shall be placed in any swimming pool prior to the installation of all safeguards specified by this chapter.

6207.6.1 If exit alarm, per California Building Code, Section 3109.4.4.2 is installed on door(s) with direct access to the pool, the alarm will be capable of providing a sound pressure of not less than 85 dBA when measured indoors at ten (10') feet from the alarm.

6207.7 Materials of Construction. The following materials for construction of fences are approved:

6207.7.1 Solid masonry or concrete;

6207.7.2 Corrosion-resistant sheet metal not less than twenty-six (26) U.S. gauge;

6207.7.3 One (1") inch nominal solid sheathing;

6207.7.4 Exterior grade plywood one-half (1/2") inch thick or heavier;

6207.7.5 Ten (10) gauge corrosion-resistant wire mesh, two (2") inch maximum spacing;

6207.7.6 Wood or metal pickets, whether alone or in combination with masonry, sized to have considerable rigidity, and spaced as permitted above, provided horizontal rails are not less than four (4') feet apart; and

6207.7.7 Post construction:

(i) Metal, galvanized or plain iron, protected against corrosion; and
(ii) Wood, four (4") inches by four (4") inches nominal dimension, decay-resistant and embedded in concrete or otherwise substantially secured.

6207.7.8 Other Materials

Other materials may be used for construction of fences if they are shown to provide sufficient strength and durability and are approved for use by the Building Official.

6208 Hydrostatic Uplift.

Any pool to be constructed in an area in which residual ground water creates hydrostatic head against the pool structure shall have a suitable underdrain relief to which a pump can be properly attached, or sufficient mass weight to prevent flotation.

6209 Pool Shells: Materials.

6209.1 Swimming pool shells shall be of reinforced concrete, or other material equivalent in strength and durability, designed and built to withstand anticipated stresses, of water tight construction with smooth and impervious surfaces. A waterproof interior finish which will withstand repeated brushing, scrubbing, and cleaning procedures, shall completely line the pool to the coping or cantilevered decking.

6209.2 Pneumatically placed concrete shall be as set forth in Section 1913 Shotcrete of this Code.

6210. Procedure.

In pneumatically placed concrete pools, the portion of the floor adjacent to the walls shall be placed before any material is deposited in the wall. A sufficient width shall be placed to facilitate the removal of rebound from the wall section.

6211 Structural.

Structural plans and calculations shall be signed by a registered civil engineer or architect licensed by the State of California for any pool where the maximum depth is more than three (3') feet measured from the adjacent ground level.

6212 Construction.

All changes shall be approved in writing by the design engineer or architect before they will be reviewed by the Department.

6213 Design: General.

6213.1 Every swimming pool design shall admit of rational analysis according to accepted engineering principles and all criteria hereafter noted are to be considered as minimum standards only.

6213.2 The minimum specified compressive strength of pneumatically applied concrete shall achieve a twenty-eight (28) day strength of at least two-thousand five hundred (2500) pounds per square inch.

6213.3 The walls of swimming pools located in non-expansive soils shall be designed for earth pressures as specified in Section 1610 of this Code. The walls of swimming pools located in expansive soil shall be designed as hereinafter provided.

6213.4 Hydrostatic pressure shall be used in an outward direction as a design criterion where concrete is not deposited against natural undisturbed earth or approved compacted fill.

6214 Expansive Soils. Minimum Requirements.

Pools designed for expansive soils shall have the following minimum requirements. All soils will be considered expansive unless tests at two (2') feet vertical intervals to full pool depth by a soils engineer indicates non-expansive soil as defined in this Code, as amended.

6214.1 The minimum thickness of pool shall be five (5") inches.

6214.2 The minimum reinforcing steel shall be .0018 times the gross cross-sectional area of concrete or masonry but not less than No. 3 bars at twelve (12") inches both ways with a minimum cover of two (2") inches, except that longitudinal steel in the bottom transition area from the shallow to deep end shall be No. 3 bars at six (6") inches minimum extending a minimum distance of five (5') feet beyond each side of the transition.

6214.3 The bottom of the pool shall be designed for a total pressure acting upward equal to the total weight of the empty pool. This upward pressure shall be assumed to be uniformly distributed over the area of the bottom equal to seventy-five (75%) percent of the total surface area of the pool and spaced an equal distance in from all edges. Steel shall be placed at the vertical midpoint of the bottom slab.

6214.4 The design formula to be used in calculating lateral earth pressure on the pool wall shall be P = W*H+Ps, in which:

P = Lateral pressure in pounds per square foot
W = Soil equivalent fluid pressure
H = Vertical distance in feet below the ground surface
Ps = Lateral pressure due to any surcharge loading

The design of bond beams and the thickness and amount of reinforcing steel in the bottom of pools shall be given special consideration. The sides of the pool shall be designed for soil equivalent fluid pressure, of sixty (60) pounds per square foot, except where forty-five (45) pounds per square foot is permitted to be used by the Building Official.

6214.5 A top bond beam shall be provided with a minimum width and depth of twelve (12") inches and with a minimum of four (4) No. 4 bars of reinforcing steel, two (2) No. 4 bars near each face with No. 3 ties at twelve (12") inches on center. Vertical steel shall be bent at least eight (8") inches horizontally over top longitudinal steel. At square corners, longitudinal steel shall be carried

around the corner and lapped to form a rigid construction. Special design and plan details shall be required for any niches or indentations in the shell or other special details.

6214.6 An approved concrete or masonry deck shall be provided around concrete pools with a minimum width of four (4') feet, measured from the pool water line, and with a two (2%) percent slope away from the pool. Soil adjacent to the deck shall be sloped to drain at two (2%) percent minimum for a distance of at least thirty (30") inches away from edge of all decking, and the longitudinal drainage of soil shall be one (1%) percent minimum along the path of drainage toward the street or other disposal area approved by the Building Official and/or City Engineer. The deck shall have a minimum thickness of four (4") inches nominal and shall be reinforced with No. 3 bars at twenty-four (24") inches o.c., each way or approved equivalent reinforcing. The outer edge of the deck shall have a cutoff wall not less than eighteen (18") inches deep. A five (5') foot six (6") inch deck may be used in lieu of a four (4') foot deck and cutoff wall. Decks of lesser width may be utilized when the cutoff wall depth is increased by the same amount of the reduced deck width. The soil under all decks shall be pre-saturated with water to a depth of eighteen (18") inches prior to the placement of the concrete deck.

Exception:

The deck may be omitted provided that the entire pool shell is designed to resist external forces equivalent to (W+20)H+Ps and the bond beam has a thickness of not less than twelve (12") inches and is reinforced with a minimum of three (3) No. 4 bars in each face.

6214.7 Sufficient joints where the deck joins the bond beam, at corners of the deck and at ten (10') foot maximum intervals shall be provided to allow for differential movement and to minimize adverse effects to the deck. All joints in the deck and coping shall have permanent resilient waterproof seals as approved by the Building Official.

6214.8 The location of any drywell shall be subject to approval of the Building Official. The Building Official shall give due consideration, in approving or disapproving said location, to the type and condition on the soil and the proximity of the drywell to the pool and other structures.

6215 Pools in Uncertified Fill Soils.

The Department may issue permits for the construction of "floating" type pools in fill areas that do not meet the requirements of the grading regulations when the following conditions are met.

6215.1 A complete investigation of the fill is made by a qualified soils engineer and, based on the findings the engineer, establishes the design conditions and extends recommendations that would lead to a stable and safe pool;

6215.2 A structural design, prepared by a registered civil engineer, that incorporates the recommendations of the soils engineer;

6215.3 The pit for the pool backwash shall not be located within the fill materials.

6216 Diving Boards.

No diving board shall be installed in a pool whose greatest depth is less than eight (8') feet. A depth of not less than eight (8') feet and six (6") inches shall be required for the one-meter board. A depth of not less than ten (10') feet shall be required for a three (3) meter board.

6217 Required Walkways.

A three (3') foot minimum wide unobstructed surface walkway, measured from waterline and located no higher than twelve (12") inches above the waterline, shall be provided along the perimeter of the pool and between any pool and adjacent buildings, shelters, diving boards and obstructions.

Exception:

When a three (3') foot walkway is not provided or is located higher than twelve (12") inches above the waterline, handrails, grab bars at four (4') feet maximum centers, or equivalent device(s) approved by the Building Official, shall be installed within twelve (12") inches of the water surface.

6218 Inlets and Outlets.

Facilities for introducing water to and removing water from the pool shall be provided and arranged to facilitate a uniform circulation of the water and the maintenance of a uniform disinfectant residual throughout the pool. Every pool shall be provided with a dual drain as required in Section 3109.4.4.8 of the 2013 California Building Code. The bottom drains and recirculation outlets shall be covered with grates or other protective devices which cannot be removed except with tools. Entrapment avoidance devices shall comply with Section 3109.4.4.8 of the 2013 California Building Code.

Sec. 8-1.22. Repair of Existing Structures

Sec. 3405.2 "Substantial Structural damage to vertical elements of the lateral force-resisting system" is modified by deletion of exception 1.

Sec. 3405.3.1 Lateral force-resisting elements is modified by deletion of exception 1.

Sec. 3405.6 is hereby added to read:

Sec. 3405.6 Seismic Evaluation and Design Procedures for Repairs. The seismic evaluation and design shall be based on the procedures specified in the California Building Code, ASCE 31 Seismic Evaluation of Existing Buildings (for evaluation only) or ASCE 41 Seismic Rehabilitation of Existing Buildings.

Sec. 8-1.23. Violations.

(a) It shall be unlawful for any person, firm, company or corporation to violate any provision or to fail to comply with any of the requirements of this Code. Any person, firm, company or corporation violating any of such provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a violation of this Code and, upon conviction thereof, shall be punishable as set forth in Chapter 2 of Title 1 of the Thousand Oaks Municipal Code.

(b) Any person convicted of a misdemeanor under the provisions of this Code shall be punishable by a fine of not more than One Thousand and no/100ths ($1000.00) Dollars or by imprisonment in the County Jail for a period not exceeding six (6) months, or by both such fine and imprisonment. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this Code, or the provisions of any code adopted by reference by this Code, is committed, continued, or permitted .by such person and shall be punishable accordingly.

(c) In addition to the penalties provided by this section, any condition caused or permitted to exist in violation of any of the provisions of this Code, or the provisions of any code adopted by reference by this Code, shall be deemed a public nuisance and may be summarily abated by this City, and each day such condition continues shall be regarded as a new and separate offense.

Section 8-1.24. Amendments: Appendix J - Grading

The City Council, after due consideration, finds and determines that, due to the need to establish administrative procedures to enforce the California Building Code, as well as due to local climatic, geological, or topographical conditions, including unusual soil conditions prevailing within the City, the public health and welfare would best be served by adding to and amending the California Building Code, related to grading. The City of Thousand Oaks contains several types of soil materials, but none as renowned as the expansive

clay that caused massive foundation failures in the Conejo Valley during the early 1960's (prior to the City's incorporation), and is also in a seismically active area underlain by faults capable of producing significant earthquakes. Therefore, said California Building Code, 2010 Edition, Appendix J is hereby amended as follows:

Section J101.1 "Scope" is amended to read as follows:

The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments. Where conflicts occur between the City's Municipal Code, the Geotechnical Report, and the technical requirements of this Chapter, the governing order of precedence shall be as follows: the City's Municipal Code followed by the Geotechnical Report and then the technical requirements of this Chapter.

Section J101 "General" is amended by adding a new subsection J101.3 to read as follows:

J101.3 Additional Provisions.

Refer to Thousand Oaks Municipal Code Title 7, Chapter 3 for the following:

Section 7-3.01 Purpose
Section 7-3.02 Scope
Section 7-3.03 Permissive Provisions
Section 7-3.04 California Environmental Act of 1970
Section 7-3.05 Waivers, hearings, and appeals
Section 7-3.25 Rules and regulations
Section 7-3.26 Violations

Section J102 "Definitions" is amended by adding the following text:

Refer to Thousand Oaks Municipal Code Title 7, Chapter 3, Section 7-3.06 for additional definitions.

Section J103.1 "Permits Required" Is amended to read as follows:

J103.1 Permits required. Refer to Thousand Oaks Municipal Code, Title 7, Chapter 3, Section 7.3.07 and Section 7-3.08 for permit requirements.

Section J103.2 "Exemptions" is hereby deleted.

Section J104 "Permit Application and Submittals" is amended by deleting subsections J104.1, J104.2, and J104.3 and adding a new subsection J104.5 to read as follows:

J104.5 "Additional provisions" Refer to Thousand Oaks Municipal Code Title 7, Chapter 3 for the following additional provisions:

Section 7-3.09 Permit limitations and conditions
Section 7-3.10 Exceptions for emergencies
Section 7-3.11 Conditions of approval
Section 7-3.12 Liability
Section 7-3.13 Denial of permits
Section 7-3.14 Fees
Section 7-3.15 Bonds

Section J105 "Inspections" is amended to read as follows:

Refer to Thousand Oaks Municipal Code Title 7, Chapter 3 for the following:

Section 7-3.16 Hazardous soil and earth conditions
Section 7-3.17 General excavating and grading requirements
Section 7-3.18 Inspections of excavations and fills

Section J106.1 "Maximum Slope" is amended to read as follows:

J106.1 Maximum slope. The slope of cut surface shall be no steeper than is safe for the intended use, and shall be no steeper than two units horizontal to one unit vertical [fifty (50%) percent slope] unless the owner or authorized agent furnishes a geotechnical report justifying a steeper slope in accordance with the exceptions listed in the Thousand Oaks Municipal Code, Title 7, Chapter 3, Section 7-3.19 for slope requirements.

Item 1.4 of Section J106.1 "Exceptions" is amended by replacing the reference to "building code official" with "City Engineer".

Section J106 is amended by adding a new subsection J106.3 to read as follows:

J106.3 Additional Provisions.

Refer to Thousand Oaks Municipal Code, Title 7, Chapter 3, Section 7-3.19(b) for additional cut slope requirements.

Refer to Thousand Oaks Municipal Code, Title 7, Chapter 3, Section 7-3.19(c) for unstable material requirements.

Section J107 Fills. is amended to read as follows:

Refer to Thousand Oaks Municipal Code, Title 7, Chapter 3, Section 7-3.20 for Fill Requirements.

Refer to Thousand Oaks Municipal Code Title 7, Chapter 3, Section 7-3.22 for Buttress Fills.

Section J108.3 Slope Protection. is amended by replacing the reference to "building code official" with "City Engineer".

Section 109.3 Interceptor Drain. is amended by replacing the reference to "building code official" with "City Engineer".

Section J110 "Erosion Control" is amended by adding a new subsection J110.3 to read as follows:

J110.3 Additional Provisions.

Refer to Thousand Oaks Municipal Code Title 7, Chapter 3 for the following:

Section 7-3.21 Erosion control and drainage devices
Section 7-3.23 Areas subject to slides and unstable soils
Section 7.3.24 Planting and irrigation of cut and fill slopes

Sec. 8-1.25. Safety Assessment Placards.

Sec. 3425 "Safety Assessment Placards" is hereby added to Chapter 34 of the 2013 California Building Code to read as follows:

3425.1 Intent. This section established standard placards to be used to indicate the condition of a structure for continued occupancy. The section further authorizes the Building Official and his/her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

3425.2 Application of Provisions

The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Thousand Oaks. The City Council may extend the provisions as necessary.

3425.3 Definitions

Safety assessment is a visual, non-destructive examination of a building or structure for purpose of determining the condition for continued use or occupancy.

3425.4 Placards.

a. The following are verbal descriptions of the official placards to be used to designate the condition for continued occupancy of buildings or structures.

1. INSPECTED (Green) - Lawful Occupancy Permitted is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.

2. RESTRICTED USE (Yellow) - is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.

3. UNSAFE (Red) - Do Not Enter or Occupy is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Building Official, or his/her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.

b. This Municipal Code section, the name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.

c. Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the Building Official. It shall be unlawful for any person, firm or corporation to alter, remove, cover or deface a placard unless authorized pursuant to this section.

Part 3

Chapter 6 of Title 8 of the Thousand Oaks Municipal Code is hereby added to read as follows:

CHAPTER 6. MECHANICAL CODE

Sec. 8-6.01. Adoption of California Mechanical Code.

That certain Code designated as the "California Mechanical Code," 2013 Edition, including its Standards and Appendices, based upon the Uniform Mechanical Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials, at least one copy of which is on file in the office of the Building Official for public record and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions and deletions set forth in this chapter. Said Code shall be known as the Mechanical Code for the City.

Sec. 8-6.02. Amendments: California Mechanical Code.

The City Council, after due consideration, finds and determines that, due to the need to establish administrative procedures to enforce the California Mechanical Code, as well as due to local climatic, geological, or topographical conditions, including unusual soil conditions prevailing within the City, the public health and welfare would best be served by adding to and amending the California Mechanical Code, and, therefore, said California Mechanical Code, 2013 Edition, is hereby amended to read as follows:

Sec. 8-6.03. Jurisdiction.

The name "City of Thousand Oaks" is hereby inserted in any and all blank spaces provided in said California Mechanical Code, 2013 Edition, for the name of the jurisdiction adopting said Code, and wherever the word "city" or "jurisdiction" appears in said Code or is otherwise used, it shall mean and refer to the City of Thousand Oaks.

Sec. 8-6.04. Amendments: Chapter 1, Division II, Part II – Organization and Enforcement and Part III – Permits and Inspections.

Part II - Organization and Enforcement and Part III - Permits and Inspections are hereby deleted.

Refer to Title 8 Chapter 1 of the Thousand Oaks Municipal Code and Chapter 1, Division II, of the 2013 California Building Code for the following topics:

> Powers and Duties of the Building Official, Right of Entry, Stop Orders, Liability, Board of Appeals, Violations, Authority to Disconnect, Permits, Annual Permit, Expiration of Permits, Plan Review, Fees and Inspections and Work Exempt from Permits.

Part 4

Chapter 7 of Title 8 of the Thousand Oaks Municipal Code is hereby added to read as follows:

CHAPTER 7. CALIFORNIA RESIDENTIAL CODE

Sec. 8-7.01. Adoption of the California Residential Code.

That certain Code designated as the California Residential Code, 2013 Edition, based upon the International Residential Code, 2012 Edition, as amended herein is adopted.

The Referenced Code, excluding Chapter 1, Division II – Administration and the appendices, published by the International Code Council, at least one (1) copy of which is on file in the office of the Building Official for public record and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions and deletions set forth in this chapter, and said Code, as amended herein, shall be known as the Residential Code for the City.

Sec. 8-7.02. Amendments: California Residential Code.

The City Council, after due consideration, finds and determines that due to the geographical location of the City and the unusual soil, geological and topographical conditions prevailing within the City, the public health and welfare would best be served by adopting and amending the 2013 California Residential Code, and therefore said California Residential Code is hereby amended as follows:

Part 1, Chapter 1, Division II, Section R103 is hereby amended to read as follows:

R103. Refer to Chapter 1, Division I and Division II, of the 2013 California Building Code as amended herein for administrative requirements.

Part 1, Chapter 1, Division II, Section R109 is amended by adding Section R109.5, to read as follows:

Section R109.5 "Special Inspections" shall be performed as required by the 2013 California Building Code, Chapter 17 as amended herein.

Sections R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, and R114 of Chapter 1, Division II are hereby deleted.

Sec. 8-7.03 Amendments: Building Security Provisions.

Add to Part III, Chapter 3 "Building Planning" the additional Section R332 titled "Building Security Provisions" to read as follows:

Building constructed under this code shall comply with the applicable building security provision located in Section 8-1.19, Chapter 41 - Building Security Provisions, of this Title.

Sec. 8-7.04 Amendments: Foundations.

The last sentence of Sec. R401.1 of Part III, Chapter 4 is amended to read as follows:

Wood foundations in Seismic Design Category D_0, D_1, D_2 or E shall not be permitted.

Section R401.1 "Application" is amended by adding the following paragraph:

Refer to Title 7, Chapter 3 and Section 8-1.24 of the Thousand Oaks Municipal Code for grading regulations, administered by the Department of Public Works, for requirements governing excavation, grading and earthwork construction including fills and embankments.

Section R401.3 "Drainage" is amended by adding the following:

Lots shall be graded to drain to the street or to a disposal area approved by the Building Official and/or City Engineer.

The first sentence of Sec. R403.1 "General" is amended to read as follows:

All exterior walls and load bearing interior walls shall be supported on continuous concrete footings, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil.

Table R403.1 is deleted.

Section R403.1.1 "Minimum size" is amended to read as follows:

All foundation and/or slab designs shall be predicated upon a soil analysis. Said design shall not be less than those minimum requirements set forth in Title 8 Section 8-1.17, Table 1809.7(1) for each soil expansion range.

Post-tensioned slab design, when recommended by the soils engineer, may be used in lieu of the requirements when approved by the Building Official.

In areas where the soil is found to be in an expansive range index over twenty (20), the soil under the footings and slabs shall be pre-saturated in accordance with Table 1809.7(1). See Title 8, Section 8-1.17 for additional requirements.

The exception in Section R403.1.3 Seismic reinforcing is deleted.

The exception in Section R403.1.2 Slabs-on-ground with turned-down footings is deleted.

Section R403.1.5 "Slope" is amended by adding the following:

For structures located in Seismic Design Categories D_0, D_1, D_2 or E, stepped footings shall be reinforced with four one-half (1/2") inch diameter deformed reinforcing bars. Two (2) bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.

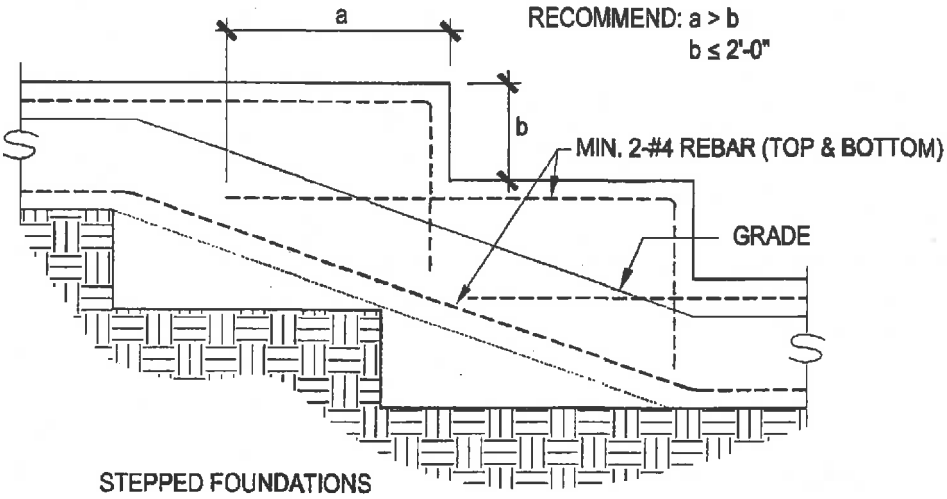

Figure R403.1.5

Section R404.2 "Wood foundation walls" is amended by adding the following sentence:

Wood foundation walls shall not be used for structures located in Seismic Design Category D_0, D_1, D_2, and E.

Sec. 8-7.05. Amendments: Concrete Floors (On Ground).

Part III, Chapter 5, Section R506.1 is amended by adding the following:

In lieu of a more detailed design per Sec. 1808.6 of the 2013 California Building Code, the following minimum requirements for concrete slab on ground shall apply:

Slab floors shall be reinforced as set forth in Title 8, Section 8-1.17 Table 1809.7 (1).

All slabs founded on soils found to be in an expansive index of over fifty (50) shall be doweled into foundation walls with not less than No. 3 reinforcing steel bars bent twelve (12") inches into the wall and thirty-six (36") inches minimum into the slab at twenty-four (24") inches o.c. maximum. Interior walls with continuous foundations shall have similar floor ties.

Exception:
An alternate design, such as a floating slab eliminating the requirement for doweling, may be submitted to the Building Official for approval.

Section R506.2.1 "Fill" is amended to read as follows:

Refer to Title 7, Chapter 3 and Section 8-1.24 of the Thousand Oaks Municipal Code for grading regulations, administered by the Department of Public Works, for requirements governing excavation, grading and earthwork construction including fills and embankments.

Loose fill shall be compacted in an approved manner and to the satisfaction of the Building Official or shall be removed and replaced with coarse sand or gravel.

Section R506.2.3 "vapor retarder" is amended to read as follows:

An approved moisture membrane with a minimum thickness of six (6) mils shall be installed in an approved manner under all interior concrete slab areas except residential garage slab areas. A layer of sand with a minimum depth of one (1") inch shall be placed over said membrane and shall be moist just prior to the placing of concrete. In cases where the foundation system proposed is a post tension slab and footing, a two (2") inch layer of sand shall be required.

Section R506.2.4 "Reinforcement support" is amended to read as follows:

All reinforcing in slab floors shall be positioned above the center of the slab.

Sec. 8-7.06. Amendments: Wood Roof Framing.

The first sentence of Part III, Chapter 8, Section R802.8 "Lateral support" is amended to read as follows:

Roof framing members and ceiling joists having a depth-to-thickness ratio exceeding 2 to 1, based on nominal dimensions, shall be provided with lateral support at points of bearing to prevent rotation.

Sec. 8-7.07. Amendments: Roof Assemblies.

Part III, Chapter 9, Section R901.1 "Scope" is amended by adding the following paragraph:

The roofing requirements of Chapter 15 of the 2013 California Building Code, as modified by Title 8, Sec. 8-1.14 and Sec. 8-1.15 of the Thousand Oaks Municipal Code, shall also govern the design materials, construction and quality of roof assemblies.

Section R902.1.2 "Roof coverings within state responsibility areas" is amended to read as follows:

R902.1.2 Roof Coverings within State Responsibility Areas. The entire roof covering of every existing structure where more than fifty (50%) percent of the total roof area is replaced within anyone-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A.

Section R902.1.3 "Roof coverings in all other areas" is amended to read as follows:

R902.1.3 Roof Coverings in all Other Areas. The entire roof covering of every existing structure where more than fifty (50%) percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Section R902.2 "Fire retardant-treated shingles and shakes" is amended by adding the following paragraph:

Except as provided in Sections 902.1.1 through 902.1.3 and Title 8, Sec. 8-1.14 and Sec. 8-1.15, fire-retardant-treated wood shakes and shingles shall not be permitted.

Sec. 8-7.08. Amendments: Masonry Fireplaces.

Part III, Chapter 10, Section R1001.3.1 "Vertical Reinforcing" is amended to read as follows:

Vertical Reinforcing. For chimneys up to forty (40") inches wide, four No.4 continuous vertical bars shall be placed between wythes of solid masonry or within the cells of hollow unit masonry, extended to the bottom-third of the footing and turned a minimum of twenty-four (24") inches horizontal, and grouted in accordance with Section R609. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than forty (40") inches wide, two additional No.4 vertical bars shall be provided for each additional flue incorporated into the chimney or for each additional forty (40") inches in width or fraction thereof.

Part 5

Chapter 8 of Title 8 of the Thousand Oaks Municipal Code is hereby added to read as follows:

CHAPTER 8. PLUMBING CODE

Sec. 8-8.01. Adoption of the California Plumbing Code.

That certain Code designated as the "California Plumbing Code," 2013 Edition, as adopted by the State of California, based upon the Uniform Plumbing Code, 2012 Edition, including all appendices published by the International Association of Plumbing and Mechanical Officials, at least one copy of which is on file in the office of the Building Official for public record and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions and deletions set forth in this chapter. Said Code shall be known as the Plumbing Code for the City.

Sec. 8-8.02. Amendments: California Plumbing Code.

The City Council, after due consideration, finds and determines that, due to the need to establish administrative procedures to enforce the California Plumbing Code, as well as due to local climatic, geological, or topographical conditions, including unusual soil conditions prevailing within the City, the public health and welfare would best be served by adding to and amending the California Plumbing Code, and, therefore, said California Plumbing Code, 2010 Edition, is hereby amended as follows:

Chapter 1, Division II, Sec.102.1 "Authority Having Jurisdiction". is amended by adding the following paragraph:

Wherever the term "Authority Having Jurisdiction" is used in this Code, it shall be construed to mean the Building Official/Deputy Director of the Community Development Department or his/her authorized representative.

Section 103.1 "General" is hereby amended to read as follows:

103.1 General. Refer to Title 8 Chapter 1 of the Thousand Oaks Municipal Code, and Chapter 1, Division II, of the 2013 California Building Code for the following topics:

Powers and Duties of the Building Official, Right of Entry, Stop Orders, Liability, Board of Appeals, Violations, Authority to Disconnect, Permits, Annual Permit, Expiration of Permits, Plan Review, Inspections and Work Exempt from Permits.

Sections 103.2 and 103.3 of Chapter I, Division II are hereby deleted

Sec. 8-8.03. Amendments: Chapter 1, Division II, Section 103.4: Fees.

Section 103.4 of said Plumbing Code is hereby amended to read as follows:

103.4.1 The fee for each plan review and permit shall be established by resolution of the City Council.

103.4.1.1 Every applicant for a permit to do work regulated by this Code shall state in writing, on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information, pertinent thereto, as may be required.

103.4.1.2 The schedule of fees as listed in the California Plumbing Code is hereby deleted. Whenever the words "Table 1-1" are used in this code, they shall mean and refer to the fee schedule for plumbing permit fees adopted by resolution of the City Council.

103.4.1.3 For the purpose of this section, a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

103.4.1.4 When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling of private sewage disposal facilities abandoned consequent to such connection is included in the permit.

Part 6

Chapter 10 of Title 8 of the Thousand Oaks Municipal Code is hereby added to read as follows:

CHAPTER 10. ELECTRICAL CODE

Sec. 8-10.01. Adoption of the California Electrical Code.

That certain Code designated as the "California Electrical Code", 2013 Edition, based upon the 2011 National Electrical Code, including Annex C and D, published by the National Fire Protection Association, at least one (1) copy of which is on file in the Office of the Building Official for public record and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions and deletions set forth in this chapter, and said Code and provisions shall be known as the Electrical Wiring Code for the City.

Sec. 8-10.02 Amendments: California Electrical Code.

The Council, after due consideration, finds and determines that, due to the need to establish administrative procedures to enforce the California Electrical Code, as well as due to local conditions, including its geographical location and unusual soil, geological, and topographic conditions prevailing within the City, the public health and welfare would best be served by adding to and amending the California Electrical Code, and, therefore, said California Electrical Code, 2010 Edition, is hereby amended to read as follows:

Sec. 8-10.03. Amendments: Administration.

Enforcing Official. Whenever the term or title "Enforcing Agency or Official", "Authority having jurisdiction" or "Building Official" is used herein, it shall mean the Building Official/Deputy Director of the Community Development Department or his/her authorized representative.

A new Article 90.10 is added to read as follows:

90.10 Additional Provisions. Refer to Title 8 Chapter 1 of the Thousand Oaks Municipal Code and Chapter 1, Division II, of the 2013 California Building Code for the following topics:

> Powers and Duties of the Building Official, Right of Entry, Stop Orders, Liability, Board of Appeals, Violations, Authority to Disconnect, Permits, Annual Permit, Expiration of Permits,

Electrical Plan Review, Fees and Inspections, and Work Exempt from Permits.

Sec. 8-10.04 Amendments: Article 90.4: Enforcement.

Article 90.4 of said California Electrical Code is hereby amended by adding section (A) to read as follows:

Article 90.4. Enforcement.

(A) Used Electrical Equipment.

Unless otherwise approved by the Building Official, all electrical equipment installed in the City of Thousand Oaks shall be new and shall be listed by a recognized testing laboratory. Used equipment may be installed when sufficient documentation has been received and approved by the Building Official. The documentation shall consist of tests by a recognized testing laboratory sufficient enough to warrant and certify the equipment as safe for the intended use.

Sec. 8-10.05 Amendments: Article 110.8: Wiring Methods.

Article 110.8 of California Electrical Code is hereby amended by adding the following paragraph to read as follows:

Article 110.8. Wiring Methods.

Additions, extensions, alterations or renewal of existing wiring installations shall be made in compliance with the provisions of this Code. Where additions, alterations or extensions of a wiring installation are proposed, where this Code requires a metallic conduit system, and the existing installation was lawfully installed according to any other applicable ordinance, code or order, and the existing wiring is not unsafe in the opinion of the Building Official, the existing wiring need not be replaced.

Sec. 8-10.06 Amendments: Article 240.24 (E) Location in or on premises.

Article 240.24(E) California Electrical Code is hereby amended by adding the following paragraph:

Branch circuit panel boards shall not be installed within rooms containing a shower or in rooms within five (5') feet of a bathtub without a showerhead.

Sec. 8-10.07 Amendments: Article 250.52 Service Grounding.

Article 250.52(A)3 of California Electrical Code is hereby amended to read as follows:

Article 250.52(A)3. Concrete-Encased Electrode.

Grounding shall be as required by Article 250 of said California Electrical Code, except that in new construction where concrete footings in direct contact with the earth are employed, the electrical service grounding electrode shall be of the concrete-encased type which complies with all the following criteria:

1. Located in the bottom three (3") inches of the footing.
2. Not less than twenty (20') feet in length.
3. Bare copper conductor, sized in accordance with the California Electrical Code, Table 250-94, but not smaller than No. 4 A.W.G. or is a device listed by a recognized testing laboratory and approved by the Building Official.

Sec. 8-10.8 Amendments: Article 300.6(A): Ferrous Metal Equipment.

Article 300.6 (A) of California Electrical Code is hereby amended by adding the following paragraph to read as follows:

Metal conduits buried in direct contact with the earth or in concrete in direct contact with the earth shall have an additional protection of a listed product and be approved for direct burial conditions.

Sec. 8-10.9 Amendments: Article 300.18: Raceway Installations.

Article 300.18 of California Electrical Code is hereby amended by adding subsection (C) thereto to read as follows:

(C) Single Family Dwellings Spare Raceways.

(i) In single family dwellings where provisions for spare circuit breakers are provided in a flush mounted panelboard, one (1) raceway of sufficient capacity to permit utilization of such spares or spaces shall be provided to an accessible attic location. Minimum size of these raceways shall be three-quarter (3/4") inch or equivalent at the discretion of the Building Official.

or

(ii) Where sufficient attic space is available, one #10 AWG 3 conductor with a ground NMC nonmetallic-sheathed cable shall be installed and terminated in an approved box and coverplate labeled future circuits.

(iii) Raceway For Outdoor Use. One three-quarter (3/4") inch raceway shall be installed in a convenient location within twelve (12") inches of finish grade and terminated in an approved box with a weatherproof coverplate labeled future circuits.

(iv) Location for future raceways/conductors shall be approved by the Building Official.

Sec.8-10.10 Amendments: Table 310.106(A) Minimum Size of Conductors.

Table 310.106(A) is hereby amended by revising the minimum conductor size for Aluminum or Copper-Clad Aluminum wire to No. 6 A.W.G standard conductor for conductor voltage rating from 0 to 8000 volts.

Part 7

Chapter 14 of Title 8 of the Thousand Oaks Municipal Code is hereby added to read as follows:

CHAPTER 14. SOLAR ENERGY CODE

Sec. 8-14.01. Adoption of Uniform Solar Energy Code.

That certain Code designated as the "Uniform Solar Energy Code," 2012 Edition, including its appendices except Chapter 10 - Electrical, published by the International Association of Plumbing and Mechanical Officials, at least one copy of which is on file in the office of the Building Official for public record and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments set forth in this chapter, and said Code shall be known as the Solar Energy Code for the City. Refer to the 2013 California Electrical Code Article 690 for Solar Photovoltaic Systems.

Sec. 8-14.02. Amendments: Uniform Solar Energy Code.

The City Council, after due consideration, finds and determines that due to the geographical location of the City and the unusual soil, geological and topographical conditions prevailing within the City, the public health and welfare would best be served by adopting and amending the 2012 Uniform Solar Energy Code as follows:

Sec. 8-14.03 Amendments: Chapter 1: Administration.

Section 103.1 "General" of said Solar Energy Code is hereby amended by addition of the following paragraph:

Wherever the term "Authority Having Jurisdiction" is used in this Code, it shall be construed to mean the Building Official/Deputy Director of the Community Development Department, or his/her authorized representative.

Section 104.0 "Permits" is hereby amended to read as follows:

104.0 Permits.

Refer to Title 8 Chapter 1 of the Thousand Oaks Municipal Code and Chapter 1, Division II, of the 2013 California Building Code for the following topics:

Powers and Duties of the Building Official, Right of Entry, Stop Orders, Liability, Board of Appeals, Violations, Authority to Disconnect, Permits, Annual Permit, Expiration of Permits, Plan Review, Fees and Work Exempt from Permits.

Sections 104.1 through 104.5 are hereby deleted.

Sec. 8-14.04. Deletion: Chapter 10 Electrical.

Chapter 10 "Electrical" is hereby deleted. For electrical requirements refer to the 2013 California Electrical Code Article 690.

Part 8

Chapter 16 of Title 8 of the Thousand Oaks Municipal Code is hereby added to read as follows:

CHAPTER 16. GREEN BUILDING STANDARDS

Sec. 8-16.01. Adoption of California Green Building Standards Code.

That certain Code, designated as the 2013 California Green Buildings Code, at least one (1) copy of which is on file in the office of the Building Official for public record and inspection, is hereby adopted by reference and made a part of this chapter as though set forth in this chapter in full, subject, however, to the amendments, additions and deletions set forth in this chapter. Said Code, as amended herein, shall be known as the Green Building Standards Code for the City.

Sec. 8-16.02. Amendments: California Green Building Standards Code.

The City Council, after due consideration, finds and determines that the 2010 California Green Building Standards Code is hereby amended as follows:

Chapter 1, titled: "Administration" is amended by adding Section 101.12 to read as follows:

101.12 Fee for Mandatory Measures. A fee established by City Council Resolution for plan check and permit fees shall be assessed to verify compliance with the mandatory measures of the California Green Building Standards Code.

Part 9
(Uncodified)
Continuation

Repeal of any provision of Chapters 1, 6, 7, 8, 10, 14, and 16 of Title 8 of the Municipal Code herein 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 action or prosecuting violations occurring before the effective date of this Ordinance.

Part 10
(Uncodified)
Severability

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this title; it being hereby expressly declared that this title, and each section, subsection, sentence, clause and phrase hereof, would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that anyone or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Part 11
(Uncodified)
Effective Date

This Ordinance shall take effect January 1, 2014.

PASSED AND ADOPTED this 19th day of November, 2013.

Claudia Bill-de la Peña, Mayor
City of Thousand Oaks, California

ATTEST:

Linda Lawrence, City Clerk

APPROVED AS TO FORM:
Office of City Attorney

Tracy Noonan, City Attorney

APPROVED AS TO ADMINISTRATION:

Scott Mitnick, City Manager

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.
CITY OF THOUSAND OAKS)

I, LINDA D. LAWRENCE, City Clerk of the City of Thousand Oaks, DO HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Ordinance No. 1591-NS that was introduced by said City Council at a regular meeting held November 5, 2013 and adopted by said City Council at a regular meeting held November 19, 2013 by the following vote:

AYES: Councilmembers Adam, Price, Irwin, Fox, and Mayor Bill-de la Peña

NOES: None

ABSENT: None

I further certify that said Ordinance No.1591-NS was published as required by law in the THOUSAND OAKS STAR, a newspaper of general circulation printed and published in said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Thousand Oaks, California.

Linda D. Lawrence, City Clerk
City of Thousand Oaks, California

11/20/13
Date Attested