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

February 18, 2011

Ted Drago, Deputy Director/Building Official
Department of Environmental Services
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063-2199

Dear Mr. Drago:

This letter is to acknowledge receipt on January 5, 2011 of the City of Simi Valley submittal pertaining to Ordinance No. 1167 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications 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. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

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

CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

December 29, 2010

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833-2936

SUBJECT: ADOPTION OF THE 2010 CALIFORNIA BUILDING STANDARDS OF THE CALIFORNIA BUILDING STANDARDS COMMISSION

Pursuant to California Health and Safety Code Section 17958, the City Council of Simi Valley adopted Ordinance No. 1167 on December 13, 2010, which adopts the Building Standards of the California Code of Regulations, Title 24, promulgated, adopted and published by the California Building Standards Commission on July 1, 2010, together with local amendments.

Pursuant to Health and Safety Code Sections 17958.5 and 17958.7, a city may make such modifications in the requirements of the regulations, adopted pursuant to Health and Safety Code Section 17922, as it determines to be reasonably necessary because of local climatic, geological or topographical conditions, if it makes express findings that such modifications are needed and if such findings, together with the modifications, are available as a public record, and filed with the California Building Standards Commission. The justification and findings for modifications to the Express Terms Standards are included in Ordinance No. 1167.

Ordinance No. 1167 is hereby submitted for filing with the California Building Standards Commission in compliance with Health and Safety Code Section 17958.7.

For questions, please give me a call at 805-583-6314.

Sincerely,

Ted Drago
Deputy Director/Building Official
Department of Environmental Services

Enclosure

cc: City Manager
City Attorney
Director of Environmental Services
Assistant City Clerk

BUILDING STANDARDS COMMISSION
2011 JAN 5 P 1:08

ORDINANCE NO. 1167

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIMI VALLEY AMENDING TITLE 8 OF THE SIMI VALLEY MUNICIPAL CODE ADOPTING BY REFERENCE, TOGETHER WITH AMENDMENTS THERETO THE CODES THAT COMPRISE TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND SPECIFICALLY THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE; THE 2010 EDITION OF THE CALIFORNA RESIDENTIAL CODE; THE 2010 EDITION OF THE CALIFORNIA ELECTRICAL CODE; THE 2010 EDITION OF THE CALIFORNIA MECHANICAL CODE; THE 2010 EDITION OF THE CALIFORNIA PLUMBING CODE; THE 2010 EDITION OF THE CALIFORNIA ENERGY CODE; THE 2010 EDITION OF THE CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE; THE 2010 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2010 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE; THE 2010 EDITION OF THE CALIFORNIA EXISTING BUILDING CODE; 2009 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE; 2010 EDITION OF THE CALIFORNIA REFERENCED STANDARDS CODE; 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE; SECURITY STANDARDS FOR BUILDINGS, AS MANDATED BY CALIFORNIA HEALTH AND SAFETY CODE SECTION 18938; AND REPEALING ORDINANCES 1121 AND 1152 IN THEIR ENTIRETY.

WHEREAS, the City Council has determined that enforcement of the most current editions of the California Building Standards Code with local amendments thereof, as recited herein as certain minimum standards are necessary for the protection of the public health, safety and welfare of citizens of Simi Valley; and,

WHEREAS, the adoption of the International and State Building Codes in their most current editions is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308 of the State CEQA Guidelines; and,

WHEREAS, pursuant to Health and Safety Code Sections 17958.5 and 17958.7 a City may make such modifications in the requirements of the regulations, adopted pursuant to Health and Safety Code Section 17922, as it determines to be reasonably necessary because of local climatic, geological or topographic conditions.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council adopts the attached amendments to Title 8 of the Simi Valley Municipal Code as set forth in Exhibit A.

SECTION 2. The City Council hereby repeals Ordinances 1121 and 1152 in their entirety.

SECTION 3. The City Council, following due consideration, hereby finds and determines that all the amendments, deletions, and additions to the forgoing California Building Standards Code and other codes are due to the following:

Climatic—The City of Simi Valley experiences periods of high temperatures accompanied by low humidity and high winds each year. The City also experiences periods of intense rainfall, which creates the need for special drainage precautions.

Geological—The City of Simi Valley is located in an area with expansive soils and high groundwater table. Some areas of the City have liquefaction soil condition and other areas have corrosive groundwater with artesian well at or near ground surface. Special foundation considerations and soils analysis requirements must be in place to provide a reasonable degree of structural integrity for buildings constructed in these areas.

Topographical—The City of Simi Valley has a varied topography that requires special drainage and grading precautions. The existence of flood prone areas as identified in Federal Emergency Management Administration Flood Maps require that special consideration and attention be given to protection of buildings and structures subject to potential water damage. The City also interfaces with Wildland-urban Fire Hazard Area along the hillsides. Only a single elevated major highway from the east and west accesses the City.

The City of Simi Valley further finds that such amendments, deletions, and additions are necessary to best serve the public health and welfare. The City Council further determines that all the amendments, deletions, and additions are also required for the reasons set forth in this document.

SECTION 4. The City Clerk shall cause this ordinance to be published at least once in a newspaper of general circulation, published and circulated in the City within fifteen (15) days after its passage, or publish a summary of the ordinance, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this ordinance and shall cause a certified copy of this ordinance, together with proof of publication, to be filed in the office of the City Clerk of this City.

SECTION 5. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

PASSED and ADOPTED this 13th day of December 2010.

Attest:

Wendy K. Green
Assistant City Clerk

Robert O. Huber, Mayor of the City of
Simi Valley, California

Approved as to Form:

Tracy M. Noonan, City Attorney

Approved as to Content:

Mike Sedell, City Manager

Peter Lyons, Director
Department of Environmental Services

I HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL
DATE December 27, 2010
Office of the City Clerk
Signature

ORD. NO. 1167

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Ordinance No. 1167 was introduced on December 6, 2010 and adopted by the City Council of the City of Simi Valley, California, at an adjourned meeting thereof held on the 13th day of December 2010 by the following vote of the City Council:

AYES:	Council Members Judge, Becerra, Williamson, Mayor Pro Tem Sojka and Mayor Huber
NAYS:	None
ABSENT:	None
ABSTAINED:	None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 14th day of December 2010.

Wendy K. Green
Assistant City Clerk

TITLE 8. BUILDING CODES
CHAPTER 1. ADMINISTRATIVE PROVISIONS

SECTION 8-01.01 TITLE. This title shall be known as the Simi Valley Building Code, may be cited as such and hereinafter referred to herein as "this Code."

SECTION 8-01.02 PURPOSE. The purpose of the this code is to establish minimum standards to safeguard the public health, safety and general welfare by regulating and controlling the design, construction, quality of materials, use and occupancy and location of all buildings and structures within the city and certain equipment specifically regulated herein.

SECTION 8-01.03 SCOPE. The provisions of this Code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within the City.

SECTION 8-01.04 AUTHORITY. This code is adopted pursuant to the authority granted by Section 7 of Article XI of the California State Constitution to a county or city to make and enforce within its limits all such local, police, sanitary and other ordinances and regulations as are not in conflict with general laws. It is further adopted in conformity with the provisions of Sections 50022.1 thru 50022.10, inclusive, of the Government Code relating to adoption of codes by reference.

SECTION 8-01.05 COMPLIANCE WITH CODE PROVISIONS REQUIRED. It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure in the City, or cause or permit or suffer the same to be done, in violation of this Title or in violation of any of the provisions of the Codes adopted hereunder including the California Building Code, the California Electrical Code, the California Plumbing Code, the California Mechanical Code, the California Elevator Safety Construction Code, the California Existing Building Code, California Energy Code, and the State Housing Law for the Abatement of Dangerous Buildings and any regulation as adopted by this Code.

SECTION 8-01.06 (RESERVED).

SECTION 8-01.08 CREATION OF DIVISION OF BUILDING & SAFETY. There is hereby contained with the City of Simi Valley government structure the Division of Building & Safety which shall be under the administrative jurisdiction of the Building Official as designated by the appointing authority.

SECTION 8-01.09 DEPUTIES. In accordance with prescribed procedures and with the approval of the appointing authority, the Building Official may appoint deputies and other related technical officers and inspectors and other employees as may be authorized by the City Council from time to time.

SECTION 8-01.10 POWERS AND DUTIES OF THE BUILDING OFFICIAL.

A. GENERAL.

1. The Building Official is hereby authorized and directed to enforce all of the provisions of this Code and the Technical Codes, excepting that the provisions of Chapter 9 of Building Code shall be enforced jointly with the Fire Marshal of the Ventura County Fire Protection District. For such purposes, the Building Official and the Fire Marshal, respectively, and their respective authorized representatives, shall each have the powers of a law enforcement officer. The Building Official shall have the power to render interpretations of this Code and to adopt and enforce rules supplemental to this code as may be deemed necessary in order to clarify the applications and the provisions of this Code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this Code.

2. The Building Official shall have all of the following powers:

   a. The authority granted to the "building official" by this Title and the CBC.

   b. The authority granted to the "Administrative Authority" by this Title, the CPC and CMC.

   c. The authority required to enforce the California Electrical Code (CEC).

B. INTERPRETATIONS AND POLICIES. The Building Official shall have the power and authority to render interpretations of this Title and the Technical Codes and to adopt and enforce rules, policies, procedures and supplemental regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in conformance with the intent and purpose of this Title.

C. RIGHT OF ENTRY.

1. The Building Official may enter the building or premises at all reasonable times to inspect or to perform the duties imposed by this Title:

   a. when necessary to make an inspection to enforce any of the provisions of this Title and the technical codes; or

   b. when the Building Official has reasonable cause to believe that there exists in any building or upon a premises a condition which is contrary to or in violation of this Title which makes the building or premises unsafe, dangerous or hazardous.

2. The Building Official shall adhere to the following procedures in making an entry:

   a. If such building or premises be occupied, the Building Official shall present credentials to the occupant and request entry.

b. If such building or premises be unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

c. Should entry be refused, the Building Official shall have recourse to the remedies provided by law to secure entry. Notwithstanding the foregoing, if the Building Official has reasonable cause to believe that there exists an unsafe, substandard or dangerous condition within the building or premises as to require immediate inspection to safeguard the public health or safety, the Building Official shall have the right to immediately enter and inspect such property and may use any reasonable means required to secure such entry and make such inspection.

D. STOP WORK ORDERS. When work is being done contrary to the provisions of this Title, the technical codes, or other pertinent laws or ordinances implemented through the enforcement of this Title, the Building Official may order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop the work until authorized by the Building Official to proceed with the work.

E. OCCUPANCY VIOLATIONS. When a building or structure or building service equipment therein regulated by this Title and the technical codes is being used contrary to the provisions of such codes, the Building Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of such codes.

F. AUTHORITY TO DISCONNECT UTILITIES. The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building service equipment therein regulated by this Title or the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

G. AUTHORITY TO CONDEMN BUILDING SERVICE EQUIPMENT.

1. When the Building Official ascertains that building service equipment regulated in the technical codes has become hazardous to life, health or property, or has become unsanitary, the Building Official shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, as appropriate.

2. The written notice itself shall fix a time limit for compliance with such order. Defective building service equipment shall not be maintained after receiving such notice.

3. When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within twenty four (24) hours to the serving utility, the owner and occupant of such building, structure or premises.

4. When any building service equipment is maintained in violation of the technical codes and in violation of a notice issued pursuant to the provisions of this Title, the Building Official shall institute appropriate action to prevent, restrain, correct or abate the violation.

H. CONNECTION AFTER ORDER TO DISCONNECT. No person shall make or suffer the connection from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

I. CUSTODIAN OF RECORDS. The Building Official shall be the custodian of records for the Division of Building and Safety and as such, is charged with the responsibility to keep and maintain a permanent record of all building permits issued by the Division as well as plans and other pertinent documents and transactions. Such records and documents may be maintained in electronic image, electronic file, paper, or other approved archival method.

J. LIABILITY. It is the intent of this code to establish minimum standards for the protection of the health, safety and welfare of the public. This code shall not be construed to establish standards of performance, strength or durability other than those specified. This Code, nor any of the services rendered in connection with its terms by City Officers, inspectors, agents or employees is intended, nor shall be construed as the basis, for any expressed or implied warranties or guarantees to any person relative to, or concerning any structure or part, portion of appurtenances thereto or thereof constructed, erected, altered, enlarged, repaired, moved, replaced or removed pursuant to this code or any permits granted hereunder. No cause of action shall arise in favor of any person against the City of Simi Valley, or any of its officers, inspectors, agents, or employees because any structure or portion thereof, erected, altered, enlarged, repaired, moved, replaced, or removed or any appurtenance, system, wiring, plumbing, mechanical equipment, devices, or appliances installed, maintained, repaired or replaced hereunder do not meet the standards prescribed herein. The Building Official, deputies, inspectors, technical officers and employees, charged with the enforcement of this Code and the technical codes, acting in good faith and without malice in the discharge of their duties shall thereby, not be rendered personally liable for damage that may accrue to persons or property as a result of an act or omission in the discharge of the assigned duties. A suit brought against the Building Official, deputy, technical

officer, inspector or employee because of such an act or omission performed by the Building Official, deputy, technical officer, inspector or employee in the enforcement of the provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this Code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom, shall be assumed by the jurisdiction.

K. CONFLICTING PROVISIONS.

1. When conflicting provisions or requirements occur between this Title, the technical codes and other codes or laws, the most restrictive shall govern.

2. When conflicts occur between the technical codes, those provisions providing the greater safety to life shall govern. Where sanitation, life safety, or fire safety are not involved, the most restrictive provisions shall govern.

3. Where in a specific case different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

L. ALTERNATE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION.

1. The provisions of the technical codes are not intended to prevent the use of any material, method of design or method of construction not specifically prescribed by the technical codes, provided an alternate has been approved and its use authorized by the Building Official.

2. The Building Official may approve an alternate, provided the Building Official finds that the proposed design is satisfactory and complies with the provisions of the technical codes and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the technical codes in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

3. The Building Official shall require that sufficient evidence or proof be submitted to substantiate claims that may be made regarding its use.

4. The details of an action granting approval of an alternate shall be recorded and entered in the records.

5. The Building Official may require the applicant to arrange for the proposed alternate materials, methods of design and methods of construction be reviewed and evaluated by an outside agency designated by the Building Official at the applicant's expense.

M. MODIFICATIONS.

1. Whenever there are practical difficulties involved in carrying out the provisions of the technical codes, the Building Official may grant modifications for individual cases.

2. The Building Official shall first find that:

   a. A special individual reason makes the strict letter of the technical code impractical;

   b. The modification is in conformity with the intent and purpose of the technical code; and

   c. Such modification does not lessen health, life safety and fire safety requirements or any degree of structural integrity.

3. The details of actions granting modifications shall be recorded and entered in the records.

4. The Building Official may require the applicant to arrange for the proposed modification to be reviewed by an outside agency designated by the Building Official at the applicant's expense.

N. TESTS AND RESEARCH REPORTS.

1. Whenever there is insufficient evidence for determining compliance with the provisions of the technical codes or evidence that materials or construction do not conform to the requirements of the technical codes, the Building Official may require tests as evidence of compliance to be made at the applicant's expense.

2. Test methods shall be as specified by the technical codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall determine test procedures.

3. Tests shall be made by an approved agency.

4. Reports of such tests shall be entered in the records.

5. The Building Official may require the applicant to arrange for the test procedures, methodology, results, reports, etc. to be reviewed and evaluated by an outside agency designated by the Building Official at the applicant's expense.

SECTION 8-01.11 APPLICABILITY.

The provisions of this Code shall not be construed to conflict with the provisions of the State Housing Law, nor any other provisions of State or Federal laws. Any requirements of this Code or the codes adopted hereby, which are more restrictive shall apply.

SECTION 8-01.12 BOARD OF APPEALS.

A. GENERAL.

1. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code, there shall be and is hereby created a Board of Appeals consisting of

members who are qualified by experience and training and who are not employees of the jurisdiction, to pass upon matters pertaining to the application or installation of building, electrical, plumbing and mechanical systems, components and equipment. The Building Official or his designee shall be an ex officio member and shall act as Secretary to said Board but shall have no vote upon any matter before the Board. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official. The Board of Appeals shall have no authority relative to interpretations of the administrative provisions of this code. The Board shall have no authority to waive requirements of this code.

2. An applicant for or holder of a permit whose proposed solution for meeting the requirements of Title 24 of the California Code of Regulations is not approved or authorized by the Building Official may file an appeal with the Board of Appeals.

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

B. NOTICE OF APPEAL.

1. A request for appeal may be taken only by filing a written notice of appeal with the Secretary of the Board no later than the fifteenth (15th) day after the date the Building Official makes a written determination accepting, denying or modifying a proposed design solution regarding Building Code and/or disabled access requirements.

2. Each notice of appeal shall include:

   a. A description of the work or improvements proposed to be made or done;

   b. A description of the proposed location of the work or improvements;

   c. The reasons, in detail, why:

      (i) The decision of the Building Official should not be sustained; and

      (ii) The relief requested for should be granted.

C. REQUEST FOR RATIFICATION.

1. For purposes of this Chapter, "Request for Ratification" means a written request by the Building Official that the Board approve a proposed solution based upon a finding of "unreasonable hardship" as that term is used in Title 24 of the California Code of Regulations.

2. The Board must have approved a Request for Ratification, prior to the approval of plans or issuance of a permit which requires a finding of unreasonable hardship.

3. The Building Official shall place any Request for Ratification of a determination of unreasonable hardship on the Board's Agenda in accordance with these provisions.

D. FILING FEE.

No notice of appeal or request for ratification shall be accepted by the Secretary of the Board unless the appellant shall have first paid a filing fee as set forth in the Schedule of Service Charges established by resolution of the City Council.

E. HEARINGS.

1. The Building Official shall place all matters for hearing on the Board's Agenda no later than ten (10) days prior to the meeting date on which the matter is set to be heard.

2. All requests for ratification and for appeal shall be in writing and shall contain sufficient information to allow the Board to make a determination on the request.

3. An appeal shall be heard the next regular meeting of the Board which is held not more than seventy-five (75) days after the notice of appeal is filed.

4. At such meeting, or at such later time as the matter may be continued by the Board, the appellant and the Building Official or any of his or her authorized representatives, shall be given a reasonable opportunity to be heard on the matter and to present relevant evidence.

F. DECISIONS.

1. The Board shall not render any decision allowing a proposed design solution unless, after the hearing, it finds on the basis of substantial evidence that:

   a. The proposed design is satisfactory and complies with the intent of this Chapter; and

   b. The proposed design meets the requirements of Title 24.

2. Board decisions overruling the Building Official's decisions shall require four votes.

3. Board decisions ratifying the Building Official's requests for ratification shall require three (3) votes.

4. Should the Board render a decision contrary to that of the Building Official, then the decision of Board shall be deemed the decision of the Building Official.

G. FINDINGS AND ORDER.

1. Within thirty (30) days following the conclusion of the hearing, the Board shall make written findings of fact, based upon the evidence received at the hearing to support its decision and shall issue an order affirming, modifying, or overruling the determination or order of the Building Official under appeal.

2. The decision of the Board shall be final and conclusive.

3. The findings and order of the Board shall include the following notice:

H. NOTICE TO PARTIES.

1. The time within which judicial review must be sought to review this decision is governed by the provisions of California Code of Civil Procedure Section 1094.6.

2. The findings and order of the Board shall either be personally delivered or mailed to the appellant within thirty (30) days following the conclusion of the hearing

SECTION 8-01.13 PARTIAL INVALIDITY.

If any section, subsection, sentence, clause or phrase of this code or the application thereof to any person or circumstance is for any reason held to be unconstitutional or invalid, such decision shall not effect the validity of the remaining portions of this Code or the application of such provision to other persons or circumstances.

TITLE 8. BUILDING CODES
CHAPTER 2. DEFINITIONS

SECTION 8.02.01 DEFINITIONS. The definitions set forth in this Part shall govern the application and interpretation of this Title.

Alter or Alteration
"Alter" or "Alteration" means a change or modification in construction or building service equipment.

Administrative Authority
"Administrative Authority" is the Building Official or a regularly authorized deputy.

Approved
"Approved," as to materials, types of construction, equipment and systems, refers to approval by the Building Official as the result of investigation and tests conducted by the Building Official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

Approved Agency
"Approved Agency" means an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when the agency has been approved by the Building Official.

Building Code
"Building Code" means the 2010 California Building Code (CBC), or the International Building Code (IBC), 2009 edition, promulgated by the International Code Council, including the appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

Building Service Equipment
"Building service equipment" refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential to the occupancy of the building or structure for its designated use.

Code, or This Code
"Code and This Code" is the Simi Valley Municipal Code, unless otherwise noted.

Electrical Code
"Electrical Code" means the 2010 California Electric Code or National Electric Code (NEC), 2008 edition, promulgated by the National Fire Protection Association, as amended and set forth in the California Code of Regulations, Title 24, and in this Title.

Existing Building
"Existing Building" means a building legally erected prior to effective date of this Title.

Fire Code
"Fire Code" is the California Fire Code (CFC), 2010 edition, promulgated by the International Code Council, including the Appendix thereto, together with those omissions, amendments, exceptions and additions there to as amended in the California Code of regulations, and Title 24 of the California Code of Regulations.

Jurisdiction
"Jurisdiction," as used in this Code, is the City of Simi Valley.

Listed and Listing
"Listed" and "Listing" are terms referring to equipment and materials which are shown in a list published by an approved testing agency, qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and which listing states that the material or equipment complies with accepted national standards which are approved, or standards which have been evaluated for conformity with approved standards.

Mechanical Code
"Mechanical Code" is the 2010 California Mechanical Code (CMC) or the Uniform Mechanical Code (UMC), 2009 edition, promulgated by the International Association of Plumbing and Mechanical Officials including appendix thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

NEC
"NEC" means the Electrical Code.

Occupancy
"Occupancy" is the purpose for which a building, or part thereof, is used or intended to be used.

Permit
"Permit" is an official document or certificate issued by the Building Official authorizing performance of a specified building, plumbing, mechanical, or electrical activity or any combination of such permits issued jointly by the Building Official.

Plumbing Code
"Plumbing Code" is the 2010 California Plumbing Code (CPC), or Uniform Plumbing Code (UPC), 2009 edition, promulgated by the International Association of Plumbing and Mechanical Officials, including the appendix thereto together with those omissions, amendments, exceptions and additions thereto as amended in Title 24 of the California Code of Regulations and in this Title.

Repair
"Repair" is the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

Shall
"Shall" as used in this Code, is mandatory.

Structure
"Structure" is that which is build or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Technical Codes
"Technical Codes" refer to those codes adopted by this Chapter containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures and building service equipment as herein defined which include but are not limited to International Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code, and International Existing Building Code.

UPC
"UPC" means the Plumbing Code.

Valuation or Value
The determination of valuation or value under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and other permanent equipment. "Valuation" or Value," as applied to a building and its building service equipment, shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs, as per Section 8-08.07, but in no case shall it be less than published valuation tables in the latest edition of the Building Safety Journal published by the International Code Council.

TITLE 8. BUILDING CODES
CHAPTER 3. ORGANIZATION AND ENFORCEMENT

SECTION 8-03.01 ABATEMENT ORDERS.

When any structure or site is being used or constructed in violation of this Code, or any of the Codes adopted by reference herein, the Building Official may order such use or construction discontinued and the structure or portions thereof vacated by a written notice served on any person or persons causing such use. Such person or persons shall discontinue such use within the specified time as indicated on the notice. After receipt of such notice, such person or persons shall abate the violations or cause the building or structure to be demolished or removed.

SECTION 8-03.02 ABATEMENT PROCEDURES.

The Building Official shall inspect or cause to be inspected a building, structure where reasonable suspicion exists that said building or structure may be substandard, unsafe or used in violation of this Code, State Health and Safety Code, State Housing Regulations, or any of the codes adopted by reference herein. If after inspecting the building or structure, the Building Official determines that said building or structure is unsafe, substandard or being used in violation of this Code, State Health and Safety Code, State Housing Law, or any of the codes adopted by reference herein, the Building Official shall give a written Notice and Order to the owner, tenant or user of the building or property pursuant to the provisions of the State Health and Safety Code, State Housing Law and this Code. If the Building Official finds that certain electrical, plumbing, mechanical, excavation or structural systems pose an immediate hazard to life and property, the Building Official may order such systems disconnected, removed or abated immediately.

If a Notice and Order must be served upon the owner, tenant or user of the building or structure, the Building Official shall assess the owner, tenant or user of the building or structure all applicable fees required to cover expenses incurred by the City of Simi Valley in the processing of the Notice and Order to abate. Such processing fees shall be calculated at the rate indicated in the Schedule of Service Charges adopted by the City Council.

Buildings damaged by fire or by natural disasters where the extent of damage to the building exceeds seventy-five (75) percent of the valuation of the building prior to the disaster, or when determined by the Building Official that a structure is unsafe for occupancy due to damage the building shall be considered a total loss and be demolished pursuant to this section. The damage estimates shall be based on current building permit fee valuation tables, and if necessary the safety of the damaged structure will be determined by an engineering study paid by the owner of the property.

SECTION 8-03.03 COST OF ABATEMENT OR COMPLIANCE.

Any person, whether as principal, agent, employee or otherwise, who maintains any premises in violation of the provisions of this Code, any of the codes adopted by reference herein, or the State Housing Law shall be liable for, and obligated to pay to the City of Simi Valley all costs incurred by the City in obtaining abatement or compliance which is attributable to, or associated with, the enforcement or abatement action, whether such action is administrative, injunctive or legal and for all damages suffered by the City its officers, agents, and employees as a result of such violation or efforts to abate the violation.

If the owner of the property involved in such abatement or compliance action fails to pay for the costs of such abatement or compliance action upon demand by the City, the City Council by Resolution may order the cost of the abatement to be specially assessed to the property or parcel. Such assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected and shall be subject to the same penalties and the same procedure be applied at the time of sale or in case of delinquency as are provided for ordinary county taxes.

SECTION 8-03.04 NOTICE OF NON-COMPLIANCE.

Whenever the Building Official determines that work has been done without the required permits, or has not been completed in accordance with the requirements of this Code, the State Housing Law or any code adopted herein, the Building Official may cause a Notice of Non-Compliance to be recorded with the County Recorder and shall notify the owner of such property of such action. The Notice of Non-Compliance shall describe the property, shall set forth the non-complying conditions and shall state that the owner of such property has been duly notified. The Building Official shall record a Notice of Release of the Notice of Non-Compliance with the County Recorder when it has been determined by the Building Official that the non-complying conditions have been corrected.

SECTION 8-03.05 PUBLIC NUISANCE.

Buildings or structures or portions thereof which are regulated by this Code, and which are determined by the Building Official to be unsafe or not provided with adequate egress or which constitute a fire hazard, or which are determined substandard under the provisions of the Uniform Housing Code, State Health and Safety Code, the State Housing Law, or which are otherwise dangerous to human life, or which constitute a hazard to health safety or public welfare by reason of inadequate maintenance, dilapidation, damage obsolescence or abandonment as specified in this code or any other effective ordinance, shall be declared unsafe buildings and shall be declared a public nuisance and shall be ordered abated by repair, rehabilitation, removal or demolition pursuant to the provision of this Code.

SECTION 8-03.06 ACTIONS, VIOLATIONS AND PENALTIES. It shall be unlawful for any person, firm, corporation or association to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish equipment, use, occupy, or maintain any building, structure or building service equipment regulated by this code, or cause the same to be done in violation of this code or any codes hereby adopted by reference, State Housing Law or other applicable State Law. Any person, firm, corporation or association violating any of the provisions of this code shall be deemed guilty of an infraction or misdemeanor subject to all the provisions of Chapter 2 of Title 1 of the City of Simi Valley Municipal Code. Each such person, firm, corporation or association shall be deemed guilty of a separate offense for each and everyday or portion thereof during which any violation of any of the provisions of this code is committed, continued, or allowed and upon conviction of such violation such person, firm, corporation or association shall be punishable by a fine or imprisonment or both as provided by law and Chapter 2 of Title 1 of the City of Simi Valley Municipal Code. The issuance of a permit or the approval of plans and specifications shall not be construed to authorize any violation of the provisions of this code or any codes hereby adopted by reference, State Housing Law or other applicable State Law. The issuance or granting of a permit or approval of plan and specification shall not prevent the Building Official from thereafter requiring the correction of errors in said plans and specifications or from suspending construction operations when such plans, specification or construction are in violation of this code or any codes hereby adopted by reference, State Housing Law or other applicable State Law.

TITLE 8. BUILDING CODE
CHAPTER 4. EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT

SECTION 8-04.00 APPLICATION OF TECHNICAL PROVISIONS TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT.

The provisions of this Chapter govern the application of the technical codes to existing buildings and building service equipment.

SECTION 8-04.01 GENERAL. The buildings, structures and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this Chapter.

SECTION 8-04.02 ADDITIONS, ALTERATIONS OR REPAIRS. Additions, alterations or repairs may be made to a building or its building service equipment without requiring the existing building or its building service equipment to comply with all the requirements of the technical codes, provided the addition, alteration or repair conforms to that required for a new building or building service equipment. Application or notice to the Building Official is not required for replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed electrical receptacles.

SECTION 8-04.03 ADDITIONS, ALTERATION OR REPAIRS: UNSAFE CONDITIONS.

A. Additions or alterations shall not be made to an existing building or building service equipment which will cause the existing building or building service equipment to be in violation of the provisions of the technical codes nor shall such additions or alterations cause the existing building or building service equipment to become unsafe.

B. An unsafe condition shall be deemed to have been created if an addition or alteration may cause the existing building or building service equipment to become structurally unsafe or overloaded; may not provide adequate egress in compliance with the provisions of the Building Code or may obstruct existing exits; may create a fire hazard; may reduce required fire resistance; may cause building service equipment to become overloaded or exceed their rated capacities; may create a health hazard or may otherwise create conditions dangerous to human life.

SECTION 8-04.04 ADDITIONS, ALTERATION OR REPAIRS; HEIGHT, NUMBER OF STORIES AND AREA.

A. A building altered pursuant to a repair or alteration permit, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted by the Building Code for new buildings.

B. A building plus new additions, shall not exceed the height, number of stories and area specified by the Building Code for new buildings.

SECTION 8-04.05 ADDITIONS, ALTERATION OR REPAIRS: COMPLIANCE WITH CODE REQUIREMENTS.

A. Additions or alterations shall not be made to an existing building or structure when the existing building or structure is not in full compliance with the provisions of the Building Code, except when the addition or alteration will result in the existing building or structure being no more hazardous, based on life safety, fire safety and sanitation, than before such additions or alterations are undertaken.

B. **EXCEPTION:** Alterations of existing structural elements, or additions of new structural elements which are initiated only for the purpose of increasing the lateral-force-resisting strength or stiffness of an existing structure need not be designed for forces conforming to these regulations provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced;

2. The lateral loading to required existing structural elements is not increased beyond their capacity;

3. New structural elements are detailed and connected to the existing structural elements as required by these regulations;

4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by these regulations; and

5. An unsafe condition is not created.

SECTION 8-04.06 ADDITIONS, ALTERATION OR REPAIRS: USE OF SAME MATERIALS.

Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect a structural member or a part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the Building Official. Installation or replacement of glass shall be as required for new installations.

SECTION 8-04.07 EXISTING BUILDING SERVICE EQUIPMENT INSTALLATIONS.

Building service equipment lawfully in existence prior to the effective date of this Title, may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and a hazard to life, health or property has not been created by such building service equipment.

SECTION 8-04.08 EXISTING OCCUPANCY.

A. Buildings in existence prior to the effective date of this Title may have their existing use or occupancy continued if the use or occupancy was legal prior to the effective date of this Title, and provided continued use is not dangerous to life, health and safety.

B. A change in the use or occupancy of any existing building or structure shall comply with the provisions of Title 24, of the California Code of Regulations, 2010 Edition of the California Building Code.

SECTION 8-04.09 MAINTENANCE.

A. Buildings, structures and building service equipment, existing and new, and parts thereof shall be maintained in a safe and sanitary condition.

B. Devices or safeguards which are required by the technical codes shall be maintained in conformance with the technical code under which installed.

C. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and their building service equipment.

D. The Building Official may cause a structure to be reinspected to determine compliance with this subsection.

SECTION 8-04.10 MOVED BUILDINGS. Buildings, structures and their building service equipment moved into or within the City shall comply with the provisions of the technical codes for new buildings or structures and their building service equipment.

SECTION 8-04.11 TEMPORARY STRUCTURES.

A. Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by a permit issued pursuant to California Building Code Section 3103.

B. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

SECTION 8-04.12 HISTORIC BUILDINGS. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building, structure, or its building service equipment may be made provided:

A. The building or structure has been designated by official action of the legally constituted authority of the City as having special historical or architectural significance.

B. Unsafe conditions as described in this Title are corrected.

C. The restored building or structure and its building service equipment will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

D. The structure meets the requirement of 2010 California Historical Building Code, Part 8 of Title 24.

TITLE 8. BUILDING CODES
CHAPTER 5. PERMITS

SECTION 8-05.01 PERMITS REQUIRED.

Except as specified in this Chapter, no building, structure or building service equipment regulated by this Title and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the Building Official.

SECTION 8-05.02 WORK EXEMPT FROM PERMIT.

A. A permit shall not be required for the types of work in each of the separate classes of permit as set forth in this Chapter.

B. Exemption from the permit requirements of this Title shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or City ordinances.

SECTION 8-05.03 BUILDING PERMIT EXEMPTIONS.

A. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m^2), the building is 14 feet or less in height, and does not contain electrical, mechanical or plumbing work.

2. Fences not over six (6) feet (1829 mm) high.

3. Oil derricks.

4. Non-fixed and movable fixtures, cases, racks, counters and partitions not over five (5) feet nine (9) inches (1753 mm) high.

5. Retaining walls which are not over four (4) feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A Liquids.

6. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons (18925 liters) and the ratio of height to diameter or width does not exceed two to one.

7. Platforms, sidewalks and driveways not more than thirty (30) inches (762 mm) above adjacent grade, and not over any basement or story below, and are not part of an accessible route.

8. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

9. Temporary motion picture, television and theater stage sets and scenery.

10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. Window awnings supported by an exterior wall of detached one- and two-family dwellings, and Group U Occupancies when projecting not more than fifty-four (54) inches (1372 mm).

13. Prefabricated swimming pools accessory to a detached one- and two-family dwellings. Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed five thousand (5,000) gallons (18925 liters), and less than twenty-four (24) inches (610 mm) deep.

14. Replacement, repair or overlay of less than ten percent (10%) of an existing roof within any twelve (12) month period.

B. Unless otherwise exempted by this Title, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

SECTION 8-05.04 PLUMBING PERMIT EXEMPTIONS. A plumbing permit shall not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this Title.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, including the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

SECTION 8-05.05 MECHANICAL PERMIT EXEMPTION. A mechanical permit shall not be required for the following:

1. A portable heating appliance.

2. Portable ventilating equipment.

3. A portable cooling unit.

4. A portable evaporative cooler.

5. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by the Mechanical Code.

6. Replacement of any component part of assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the technical codes.

7. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.

8. A unit refrigerating system as defined in the Mechanical Code.

SECTION 8-05.06 ELECTRICAL PERMIT EXEMPTIONS. An electrical permit shall not be required for the following:

1. Portable motors or other portable appliances energized by means of a 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 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, conductor or control device.

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

6. Replacement of any overcurrent device of the required capacity in the same location, except service equipment.

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, except in hazardous (classified) locations.

13. Low-energy power, control and signal circuits of Class II and Class Ill as defined in the Electrical 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.

TITLE 8. BUILDING CODES
CHAPTER 6. APPLICATION REQUIREMENTS

SECTION 8-06.00 APPLICATION FOR PERMIT.

A. To obtain a permit an applicant shall file a completed application, in writing, on a form furnished by the Building Official for that purpose.

B Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 8-06.01.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as may be required by the Building Official.

C. The work to be covered by the permit for which application is made, shall comply with the Code, standards, and laws in effect at the time such application is filed with the Building Official.

SECTION 8-06.01 SUBMITTAL DOCUMENTS.

A. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit.

B. When such plans are not prepared by an architect or engineer, the Building Official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer.

C. The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

D. **EXCEPTION:** The Building Official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this Title.

SECTION 8-06.02 INFORMATION ON PLANS AND SPECIFICATIONS.

A. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Title and all relevant laws, ordinances, rules and regulations.

B. Plans for buildings of other than detached one- and two-family dwellings and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained when a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

SECTION 8-06.03 ARCHITECT OR ENGINEER OF RECORD.

A. When it is required that documents be prepared by an architect or engineer, the Building Official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record.

B. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record.

C. The Building Official shall be notified, in writing, by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

D. The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

SECTION 8-06.04 DEFERRED SUBMITTALS.

A. For the purposes of this Chapter, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building Official within a specified period.

B. Deferral of any submittal items shall have prior approval of the Building Official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents together with any required additional fees for review by the Building Official prior to their installation.

C. Submittal documents for deferred submittal items shall be submitted to the registered design architect or engineer of record who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building.

D. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official.

SECTION 8-06.05 INSPECTION AND OBSERVATION PROGRAM.

A. When special inspection is required by CBC Chapter 17, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the permit.

B. The inspection program shall designate the portions of the work to have special inspection, the name or names of the individuals or firms who are to perform the special inspections and indicate the duties of the special inspectors.

C. The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

D. When structural observation is required by CBC Chapter 17, the observation program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

E. The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

SECTION 8-06.06 EXPIRATION OF APPLICATION FOR PERMIT.

A. Except as provided below, a permit application shall expire if no permit is issued within one year after the date the permit application is filed. A permit application filed prior to the effective date of this Title, shall expire if no permit is issued within one year after the date the permit application is filed.

1. The Building Official may issue a permit for work shown on an expired application for a permit without requiring the re-submittal of plans and payment of a plan review fee provided:

   a. No changes have been made or will be made to the original plans and specifications except as required by the original plan review; and

   b. No pertinent laws or ordinances have been amended subsequent to the date the original application was filed; and

   c. The time allowed to obtain the permit does not exceed one year and one month from the date the original application was filed; and

   d. Circumstances beyond the control of the applicant have prevented action from being taken.

2. Except as provided in this Section, no action may be taken on an application after expiration. Plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. To obtain a

permit, applicants shall submit a new application, documents and pay a new plan review fee. All applicable codes, standards, and laws in affect at the time of the new application shall then apply to the project.

TITLE 8. BUILDING CODES
CHAPTER 7. PERMIT ISSUANCE

SECTION 8-07.01 PERMIT ISSUANCE.

A. The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the Building Official as deemed appropriate. Such plans may be reviewed by other City departments to verify compliance with other applicable laws.

B. If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this Title and the technical codes and other pertinent laws and ordinances, and that the required fees have been paid, the Building Official shall issue a permit therefore to the applicant.

C. The Building Official shall endorse, in writing or stamp, the required plans and specifications.

D. Approved plans and specifications shall not be changed, modified or altered without authorizations from the Building Official, and all work regulated by this Title shall be done in accordance with the approved plans.

SECTION 8-07.02 PERMITS FOR PARTIAL CONSTRUCTION.

A. The Building Official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the technical codes.

B. The holder of a permit for partial construction shall proceed without assurance that the permit for the entire building, structure or building service will be granted.

SECTION 8-07.03 RETENTION OF PLANS.

A. One set of approved plans, specifications and computations shall be retained by the Building Official for a period of not less than one hundred eighty (180) days from the date of completion of the work covered therein or as required by the State or local laws.

B. One set of approved plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

SECTION 8-07.04 VALIDITY OF PERMIT.

A. The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of any violation of, any of the provisions of this Title or the technical codes, or of any other law or ordinance.

B. Permits presuming to give authority to violate or cancel the provisions of this Title or of other City ordinances shall not be valid.

C. The issuance of a permit based on plans, specifications and other data shall not prevent the Building Official from thereafter requiring the correction of errors in the plans, specifications and other data, or from preventing building operations being carried on thereunder when there is a violation of this Title or of any other City ordinances.

SECTION 8-07.05 PERMIT EXPIRATION.

A. Every permit issued by the Building Official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within one hundred eighty (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.

B. All permits shall expire by limitation of time and become null and void unless an inspection indicating substantial progress in construction has been requested and performed every 180 days or sooner.

C. Before work terminated pursuant to subsection B above can be recommenced, a new permit shall be first obtained, and the permittee shall pay new full permit fees.

D. The fee therefore shall be pursuant to Section 8-07.07 and Table 1 of this Code provided no changes have been made to the original plans or specifications for such work; and provided further that such suspension or abandonment has not exceeded one (1) year.

E. If the suspension or abandonment of the project has exceeded one year, a new permit shall be obtained and the permit fees be paid in full.

SECTION 8-07.06 PERMIT TIME EXTENSIONS.

A. A permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit, if the permittee can demonstrate that, for good and satisfactory reasons, it is not feasible to commence the work within the required time.

B. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon payment of appropriate fees and a written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

C. Permits shall not be extended more than once, except that, the Building Official may approve additional extensions of one hundred and eighty (180) days when the applicant demonstrates that special unusual circumstances exist. In this case, the Building Official may require that additional fees be paid and plans be revised to partially or fully comply with the current codes.

D. Permit time extension when there are multiple permits on a single project must comply with all of the following:

1. For the purpose of permit expiration, all permits associated with a single project (i.e., same address, suite, portion of building) will be considered as one project. If an inspection has been performed on any of the permits for the project, all permits will be considered to have been extended for an additional 180 days. However, no permit more than three years old may be extended by the extension of another permit on the same project, except where the applicant demonstrates that special unusual circumstances exist, the Building Official may approve such an extension.

2. In order to extend a permit described in subsection 1, above, one of the permits must be extended subject to aforementioned limitations and payment of required fees. Additionally, an inspection indicating that the applicant has made substantial progress must be requested and performed on the permit that has been extended within 180 days, from the date of permit issuance.

SECTION 8-07.07 PERMIT RENEWALS. An expired building permit may be renewed provided it has not been expired for more than one (1) year, no changes have been made to the plans or specifications previously approved by the expired permit and appropriate permit renewal fees are paid. In instances where work has been initiated prior to the expiration of the permit, permit renewal fees shall be assessed pursuant to the degree of progress made on the work authorized by the permit. Permit renewal fees shall be assessed by the Building Official pursuant to Table 1.

Table 1	
No work progress made	100% Fees
All foundation concrete placed	80% Fees
All rough framing completed	60% Fees
All rough electrical, plumbing & mechanical completed	40% Fees
All drywall & exterior sheathing completed	20% Fees

SECTION 8-07.08 PERMIT SUSPENSION OR REVOCATION.

The Building Official is authorized to suspend or revoke a permit issued under the provisions of this Code when the permit is issued in error or on the basis of incorrect inaccurate, incomplete, or fraudulent information provided by the applicant, or when such permit is in violation of an ordinance, regulation, State law or the provisions of this code. All suspension or revocation of permits must be in writing showing the cause and the time period for such action.

SECTION 8-07.09 EMERGENCY PERMITS. Emergency permit may be issued by the Building Official for any area or work regulated by this Code when it is determined by the Building Official that the work is of an emergency nature and failure to perform the work may be detrimental to the heath and safety or welfare of the public, or the environment. Applications for emergency permits shall be filed no later than three (3) working days following the commencement of emergency work. All emergency work shall be pre-approved by the Building Official prior to commencement of any work.

SECTION 8-07.10 PERMIT DENIAL. Except where special building designs or other mitigation measures have been approved by the Building Official and co-operating officials of other City and County agencies, a building permit may be denied where physical features of a building site are such that denial of the building permit is deemed necessary to safeguard life, limb, health, property or public welfare. Physical features which justify denial of a permit shall include but shall not be limited to the following:

1. Precipitous cliffs or other adjacent vertical landmasses of unknown stability.

2. Unstable soils or geologic conditions.

3. Terrain, which is subject to flooding or severe soil erosion.

4. Terrain, which is deemed contaminated by products of hydrocarbon or other hazardous material.

TITLE 8. BUILDING CODES
CHAPTER 8. FEES

SECTION 8-08.01 FEES ESTABLISHED BY CITY COUNCIL RESOLUTION.

All fees required pursuant to this Title shall be paid in the amount established set forth in the Schedule of Service Charges established by resolution of the City Council.

SECTION 8-08.02 PERMIT FEES.

A. The fee for each building permit shall be paid as set forth in the Schedule of Service Charges established by resolution of Council.

B. The determination of value, or valuation under any of the provisions of this Title or technical codes shall be made by the Building Official.

C. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

SECTION 8-08.03 PLAN REVIEW FEES.

A. When a plan or other data is required to be submitted with an application for permit, pursuant to this Title, a Plan Review Fee shall be paid at the time of submitting plans and specifications for reviewing. The Plan Review Fee is separate and in addition to the Building Permit Fee.

B. The Plan Review Fee shall be as set forth in the Schedule of Service Charges established by Council, plus a surcharge as set forth in the Schedule of Service Charges if additional plan review is required for the accessibility for the disabled and/or energy conservation standards as set forth in Title 24 of the California Code of Regulations.

C. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in this Title an additional plan review fee shall be charged at the rate established in the Schedule of Service Charges.

D. Whenever a permit is requested for the construction of a single-family or duplex structure as part of a subdivision previously plan-checked and approved, a fee as set forth in the Schedule of Service Charges established by Council for each such structure shall be paid at the time of application for each such Building Permit.

E. The amount of initial plan review fee for submittal of a model plan as defined herein shall be the full plan review fee as specified above. The plan review fee for subsequent submittal of a plan which qualifies as a model plan shall be one-half (1/2) the plan review fee. A "model plan" is hereby defined as a prototype plan for a building or structure which is to be utilized on more than one site, and which incorporates the same structural features, dimensions, and calculations as the original approved plan.

F. Upon request to review plans on file, a fee as set forth in the Schedule of Service Charges established by Council shall be paid, if the plans for such building or structure must be obtained from the City storage vault.

SECTION 8-08.04 INVESTIGATION FEES FOR WORK WITHOUT A PERMIT.

A. Whenever any work for which a permit is required by this Title has been commenced without first obtaining the proper permits, a special investigation shall be made before any permit may be issued for such work.

B. The Investigation Fee in an amount set forth in the Schedule of Service Charges, in addition to the Permit fee, shall be collected whether or not a Permit is then or subsequently issued.

D. The payment of such Investigation Fee shall not exempt any person from compliance with all other provisions of this Title nor from any penalty prescribed by law.

SECTION 8-08.05 FEE REFUNDS.

A. The Building Official may authorize partial refunding of any fee paid hereunder which was erroneously paid or collected.

B. The Building Official may authorize the refunding of not more than eighty (80%) percent of the Permit Fee paid when no work has been done under a Permit issued in accordance with this Title.

C. The Building Official may authorize the refunding of not more than eighty (80%) percent of the Plan Review Fee paid when an application is withdrawn or canceled before any plan reviewing has been started, and the refund amount is not less than or equal to one hour of plan review service fee.

D. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred and eighty (180) days after the date of fee payment.

SECTION 8-08.06 FEE EXCEPTIONS.

A. Fees shall not be required for buildings erected for and owned by the United States of America, the State of California, or any of its political subdivisions, or by any school district or hospitals, where the Building Official has no jurisdiction for issuance of permits.

B. However, if an applicant requests a plan review or permit for any of the aforementioned projects, full fees shall be charged.

SECTION 8-08.07 METHODOLOGY FOR CALCULATING BUILDING PERMIT VALUATIONS.

For purposes of determining building permit valuations for construction the Building Official shall use the following procedure:

A. The Building Official shall establish the building permit valuation rate on or before the beginning of each new City fiscal year. Each rate will be effective until a new rate has been set.

B. The valuation rate utilized will be derived from the most current data available at the time the rate is being updated.

C. The valuation rate will be rounded to the nearest fifty-cent increment.

D. The regional modifier will be used in calculating the valuation rate.

E. The rate will apply to all construction, including single- and multifamily new and addition projects.

F. The entire valuation will be utilized in calculating the building permit fees for each project.

G. For alteration, remodeling or repair of residential construction projects, the established fee schedule or construction bid cost, whichever is higher, will be used.

TITLE 8. BUILDING CODES
CHAPTER 9. INSPECTIONS

SECTION 8-09.01 GENERAL PROVISIONS.

A. Construction or work for which a permit is required shall be subject to inspection by the Building Official and the construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official. In addition, certain types of construction shall have special inspection and structural observation as specified in Chapter 17 of the California Building Code.

B. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Title or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Title or of other ordinances of the jurisdiction shall not be valid.

C. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

D. A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.

E. All inspections specified herein shall be at the discretion of the Building Official and nothing in the California Building Code or in this Chapter shall be construed as requiring the City to conduct such inspection nor shall any actual inspection made imply a duty to conduct any other inspection. Furthermore, neither the California Building Code nor this section shall be construed to hold the City or any officer, employee or representative of the City, responsible for any damage to persons or property by reason of making inadequate or negligent inspection or by reason of any failure to make an inspection or reinspection.

SECTION 8-09.02 INSPECTION RECORD CARD.

A. Work requiring a permit shall not be commenced until the permit holder or the agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the Building Official to conveniently make the required entries thereon regarding inspection of the work.

B. The inspection record card shall be maintained and made readily available by the permit holder until final approval has been granted by the Building Official.

SECTION 8-09.03 INSPECTION REQUESTS.

A. It shall be the duty of the person doing the work authorized by a permit to notify the Building Official that such work is ready for inspection.

B. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Official.

C. It shall be the duty of the person requesting any inspections required either by this Title or the technical codes to provide access to and means for inspection of the work.

SECTION 8-09.04 APPROVAL REQUIRED.

A. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.

B. Reinforcing steel or structural framework of a part of a building or structure shall not be covered or concealed without first obtaining the approval of the Building Official.

C. The Building Official, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this Title.

D. Any portions of work which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

E. There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

SECTION 8-09.05 PRELIMINARY INSPECTION.

Before issuing a permit, the building official is authorized to examine or cause to be examined, buildings, structures and sites for which an application has been filed.

SECTION 8-09.06 REQUIRED BUILDING INSPECTIONS.

The Building Official, upon notification, shall make the following inspections:

A. **Foundation inspection.** To be made after excavations for footings are complete and required reinforcing steel is in place. For concrete foundations, required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except when concrete is ready-mixed in accordance with approved nationally recognized standards ASTM C94, the concrete need not be on the job. When the foundation is to be constructed of approved treated wood, additional inspections may be required by the Building Official.

B. **Concrete slab or under-floor inspection.** To be made after in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.

C. Protection of joints and penetrations in fire resistive assemblies shall not be concealed from view until inspected and approved.

D. **Frame inspection.** To be made after the roof, framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes, and ducts are approved.

E. **Lath and/or wallboard inspection.** To be made after lathing and wallboard, interior and exterior, is in place but before plaster is applied or before wallboard joints and fasteners are taped and finished.

F. **Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

G. **Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R* and *U* values, fenestration *U* value, duct system *R* value, and HVAC and water-heating equipment efficiency.

H. **Final inspection.** To be made after finish grading and the building is completed and ready for occupancy or use.

SECTION 8-09.07 REQUIRED BUILDING SERVICE EQUIPMENT INSPECTIONS.

A. **General.** Building service equipment for which a permit is required by this Title shall be inspected by the Building Official. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved. When the installation of building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the Building Official.

B. **Operation of building service equipment.** The requirements of this section shall not be considered to prohibit the operation of building service equipment installed to replace existing building service equipment serving an occupied portion of the building in the event a request for inspection of such building service equipment has been filed with the Building Official not more than 48 hours after the replacement work is completed, and before any portion of such building service equipment is concealed by permanent portions of the building.

SECTION 8-09.08 OTHER INSPECTIONS. In addition to the called inspections specified above, the Building Official may make or require other inspections of construction work to ascertain compliance with the provisions of this Title or technical codes and other applicable laws and ordinances of this City.

SECTION 8-09.09 REINSPECTIONS.

A. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

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

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

D. To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with the Schedule of Fees.

E. In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

SECTION 8-09.10 SPECIAL INSPECTIONS. Special inspection shall be provided in accordance with Section 1704 of the Building Code. Additional special inspections may be required when deemed necessary by the Building Official.

SECTION 8-09.11 STRUCTURAL OBSERVATION. Structural observation shall be provided in accordance with Section 1709 of Building Code. Additional structural observation may be required when deemed necessary by the Building Official. Structural Observation does not include or waive the responsibility for the inspection required by other sections of this code.

SECTION 8-09.12 CONNECTION TO UTILITIES.

A. **Energy Connections.** Persons shall not make connections from a source of energy, fuel or power to building service equipment which is regulated by the technical codes and for which a permit is required by this Title, until approved by the Building Official.

B. **Temporary Connections.** The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel or power for the purpose of testing building service equipment, or for use under a temporary certificate of occupancy. This temporary connection will be allowed for a specific purpose and for a specific period of time. The temporary connection must be removed or detached when the permitted time period is over.

TITLE 8. BUILDING CODES
CHAPTER 10. CERTIFICATE OF OCCUPANCY

SECTION 8-10.01 USE OR OCCUPANCY.

A. Buildings or structures shall not be used or occupied nor shall a change in the existing occupancy classification of a building or structure or portion thereof be made until the Building Official has issued a certificate of occupancy therefore as provided herein.

B. EXCEPTION: The following occupancies may not require a certificate of occupancy:

1. Group R, Division 3, dwellings as defined in Chapter 2 of the California Building Code.

2. Group U Occupancies.

C. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Title or of other City ordinances.

D. Certificates presuming to give authority to violate or cancel the provisions of this Title or of other City ordinances shall not be valid.

SECTION 8-10.02 CHANGE IN USE. Changes in the character or use of a building shall not be made except as specified in the Building Code.

SECTION 8-10.03 ISSUANCE OF CERTIFICATE OF OCCUPANCY. After the Building Official inspects the building or structure and finds no violations of the provisions of this Title or other laws, the Building Official shall issue a certificate of occupancy which shall contain the following:

A. The building permit number.

B. The address of the building.

C. The name and address of the owner.

D. A description of that portion of the building for which the certificate is issued.

E. A statement that the described portion of the building has been inspected for compliance with the requirements of this Title for the group and division of occupancy and the use for which the proposed occupancy is classified.

F. The name of the Building Official.

G. The edition of the code under which the permit was issued.

H. The use and occupancy, in accordance with the provisions of Chapter 3 of the Building Code.

I. The type of construction as defined in Chapter 6 of the Building Code.

J. The design occupant load.

K. If an automatic sprinkler system is provided, whether the sprinkler system is required.

L. Any special stipulations and conditions of the building permit.

SECTION 8-10.04 TEMPORARY CERTIFICATE OF OCCUPANCY.

A. If the Building Official finds that substantial hazard will not result from occupancy of a building or portion thereof before the same is completed, a temporary certificate of occupancy for the use of a portion or portions of a building or structure may be issued prior to the completion of the entire building or structure.

B. Applicant shall pay required fees prior to issuance of temporary certificate of occupancy.

C. The Building Official will develop policies and procedures to administer issuance of a temporary certificate of occupancy.

SECTION 8-10.05 POSTING. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

SECTION 8-10.06 REVOCATION. The Building Official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this Title when the certificate is issued in error, or on the basis of incorrect information, or when it is determined that the building or structure or portion thereof is in violation of an ordinance, regulation or the provisions of this Title.

TITLE 8. PRIMARY BUILDING CODE
CHAPTER 11. ADOPTION AND AMENDMENTS OF THE 2010 CALIFORNIA BUILDING CODE

SECTION 8-11.01 ADOPTION.

A. The International Building Code, 2009 edition, including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Part 2 of Title 24 of the California Code of Regulations are adopted and enacted, as the Primary Building Code of the City of Simi Valley and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Building Code.

B. One copy of the 2010 California Building Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

SECTION 8-11.02 PORTIONS OF CALIFORNIA BUILDING CODE WHICH ARE NOT APPROVED, ADOPTED OR INCORPORATED BY REFERENCE.

The following portions of the California Building Code, or of the appendix thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the building code of the City of Simi Valley:

A. Appendix A, Employee Qualifications.

B. Appendix B, Board of Appeals.

C. Appendix D, Fire Districts.

D. Appendix F, Rodent Proofing.

E. Appendix H, Signs.

F. Chapter 1 Division II, Administration.

SECTION 8-11.03 CROSS-REFERENCES TO CALIFORNIA BUILDING CODE.

The provisions of this Chapter contain cross-references to the provisions of the California Building Code, in order to facilitate reference and comparison to those provisions.

SECTION 8-11.04 LOCAL AMENDMENTS. The provisions of this Chapter shall constitute local amendments to the cross-referenced provisions of the California Building Code and shall be deemed to replace the cross-referenced section of the California Building Code with the respective provisions set forth in this Chapter.

SECTION 1614 SEISMIC DESIGN REQUIREMENTS. The following section is hereby added to the code:

1614.1 General. The text of ASCE 7 is hereby amended to read as follows:

1614.1.6 ASCE 7, 12.11.2.2.3.

12.11.2.2.3 Wood Diaphragms. In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

For wood diaphragms supporting concrete or masonry walls, wood diaphragms shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.

2. The maximum diaphragm shear used to determine the depth of the subdiaphragm shall not exceed 75% of the maximum diaphragm shear.

FINDINGS:

Local Geological Conditions - The City of Simi Valley, greater Ventura County area and southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. This amendment is required to address and clarify special needs of horizontal wood diaphragms transferring seismic forces from concrete or masonry walls. This modification requires seismic compatibility of walls with the diaphragm, and needs to be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

SECTION 1809.7 FOUNDATIONS.

This section is hereby amended to read as follows:

2. When buildings are located on expansive soil having an expansion index greater than 50, gutters, downspouts, piping, and/or other non-erosive devices shall be provided to collect and convey rainwater to a street, storm drain, or other approved watercourses or disposal area.

Foundations in expansive soil shall be designed to comply with the following Table:

Number of Floors Supported by Foundation	Thickness of Foundation Wall (Inches)		Width of Footing (Inches)	Thickness of Footing (Inches)	Depth of Footing (Inches)
	Concrete	Masonry			
1	6	6	12	6	24
2	8	8	16	8	24

FINDINGS:
Local Geological, Topographic Conditions - The City of Simi Valley, the greater Ventura County area, and the southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The City contains areas designated as flood zones, liquefaction, and landslide hazards. These amendments are required to address and clarify special needs to reduce hazards resulting from liquefaction or soil displacement due to strong seismic events. This modification to improve design and construction methods for foundations of structures shall be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

2305.3.7.1 Hold-down connectors. Hold-down connectors shall be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable earthquake load values that do not consider cyclic loading of the product. Connector bolts into wood framing require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-downs shall be re-tightened just prior to covering the wall framing.

FINDINGS:
Local Geological Conditions - The City of Simi Valley, greater Ventura County area and southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The modification to establish certain performance requirements for hold-down connectors, which is essential to preventing failure of a shear wall due to excessive deflection, shall be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

2305.3.12 Quality of Nails. Mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. No clipped head or box nails permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

FINDINGS:
Local Geological Conditions - The City of Simi Valley, greater Ventura County area and southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The modification to require mechanically driven nails to have the same dimension as hand driven nail resulting in improve quality of construction and performance of shear wall panels shall be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in

accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

SECTION 2306 ALLOWABLE STRESS DESIGN.

This section is hereby amended to read as follows:

2306.4.1. Wood structural panel shear walls. The allowable shear capacities for wood structural panel shear walls shall be in accordance with Table 2306.4.1. These capacities are permitted to be increased 40 percent for wind design. Wood shear walls shall be constructed of wood structural panels manufactured with exterior glue and not less than 4 feet by 8 feet (1219 mm by 2438 mm), except at boundaries and at changes in framing. Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick and studs shall not be spaced at more than 16 inches on center.

The maximum allowable shear value for three-ply plywood resisting seismic forces is 200 pounds per foot (2.92 kn/m). Nails shall be placed not less than 1/2 inch (12.7 mm) in from the panel edges and not less than 3/8 inch (9.5mm) from the edge of the connecting members for shear greater than 350 pounds per foot (5.11kN/m). Nails shall be placed not less than 3/8 inch (9.5 mm) from panel edges and not less than 1/4 inch (6.4 mm) from the edge of the connecting members for shears of 350 pounds per foot (5.11kN/m) or less.

Any wood structural panel sheathing used for diaphragms and shear walls that are part of the seismic-force-resisting system shall be applied directly to framing members.

> **Exception:** Wood structural panel sheathing in a horizontal diaphragm is permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

The wood structural panel shear walls using staples as fasteners shall not be permitted, except to resist wind loads.

> **Exception:** Staples designated in Table 2306.3 of this code may be used for wood structural panel shear wall to resist seismic loading, when the allowable shear values of Table 2306.3 of this code, or greater, are substantiated by cyclic testing and approved by the Building Official.

2306.4 Lumber sheathed shear walls. Single and double diagonally sheathed lumber shear walls shall be designed in accordance with AF&PA SDPWS. Single and double diagonally sheathed lumber walls shall not be used to resist seismic forces in structures assigned to Seismic Design Category D, E or F.

2306.7 Shear walls sheathed with other materials. Shear walls sheathed with portland cement plaster, gypsum lath, gypsum sheathing, or gypsum board shall be designed and constructed in accordance with AF&PA SDPWS. Shear walls sheathed with these materials are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.7. Shear walls sheathed with portland cement plaster, gypsum lath, gypsum sheathing,

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

Table 2306.3 of the 2010 California Building Code is hereby deleted in its entirety.

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Table 2306.3 is added to read as follows:

TABLE

ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL SHEAR WALLS WITH FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE[a] FOR WIND OR SEISMIC LOADING[b, h, I, j, l, *m*, *n*]

PANEL GRADE	MINIMUM NOMINAL PANEL THICKNESS (inch)	MINIMUM FASTENER PENETRATION IN FRAMING (inches)	ALLOWABLE SHEAR VALUE FOR SEISMIC FORCES PANELS APPLIED DIRECTLY TO FRAMING					ALLOWABLE SHEAR VALUE FOR WIND FORCES PANELS APPLIED DIRECTLY TO FRAMING				
			NAIL (common) or staple size[k]	Fastener spacing at panel edges (inches)				NAIL (common) or staple size[k]	Fastener spacing at panel edges (inches)			
				6	4	3	2[e]		6	4	3	2[e]
Structural I Sheathing	3/8	1-3/8	8d (2½"x0.131" common)	200	200	200	200	8d (2½"x0.131" common)	230[d]	360[d]	460[d]	610[d]
		1	1-1/2 16 Gage	116	176	200	200	1-1/2 16 Gage	155	235	310	400
	7/16	1-3/8	8d (2½"x0.131" common)	255[d]	395[d]	505[d]	670[d]	8d (2½"x0.131" common)	255[d]	395[d]	505[d]	670[d]
		1	1-1/2 16 Gage	128	195	259	330	1-1/2 16 Gage	170	260	345	440
	15/32	1-3/8	8d (2½"x0.131" common)	280	430	550	730	8d (2½"x0.131" common)	280	430	550	730
		1	1-1/2 16 Gage	139	210	281	356	1-1/2 16 Gage	185	280	375	475
		1-1/2	10d (3"x0.148" common)	340	510	665[f]	870	10d (3"x0.148" common)	340	510	665[f]	870
Sheathing, plywood siding[g] except Group 5 Species	3/8	1-1/4	6d (2"x0.113" common)	200	200	200	200	6d (2"x0.113" common)	200	300	390	510
		1-3/8	8d (2½"x0.131" common)	200	200	200	200	8d (2½"x0.131" common)	220[d]	320[d]	410[d]	530[d]
		1	1-1/2 16 Gage	105	158	200	200	1-1/2 16 Gage	140	210	280	360
	7/16	1-3/8	8d (2½"x0.131" common)	240[d]	350[d]	450[d]	585[d]	8d (2½"x0.131" common)	240[d]	350[d]	450[d]	585[d]
		1	1-1/2 16 Gage	116	173	233	296	1-1/2 16 Gage	155	230	310	395
	15/32	1-3/8	8d (2½"x0.131" common)	260	380	490	640	8d (2½"x0.131" common)	260	380	490	640
		1-1/2	10d (3"x0.148" common)	310	460	600[f]	770	10d (3"x0.148" common)	310	460	600[f]	770
		1	1-1/2 16 Gage	128	191	251	323	1-1/2 16 Gage	170	255	335	430
	19/32	1-1/2	10d (3"x0.148" common)	340	510	665[f]	870	10d (3"x0.148" common)	340	510	665[f]	870
		1	1-3/4 16 Gage	139	210	281	356	1-3/4 16 Gage	185	280	375	475
			Nail Size (galvanized casing)					Nail Size (galvanized casing)				
	3/8	1-3/8	8d	160	200	200	200	8d	160	240	310	410

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Notes to Table 2306.3

For SI: 1 inch = 25.4 mm, 1 foot = 25.4 mm, 1 pound per foot = 14.5939 N/m.

a. For framing of other species: (1) Find specific gravity for species of lumber in AF&PA NDS. (2) For staples find shear value from table above for Structural I panels (regardless of actual grade) and multiply value by 0.82 for species with specific gravity of 0.42 or greater, or 0.65 for all other species. (3) For nails find shear value from table above for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor = [1-(0.5-SG)], where SG = Specific Gravity of the framing lumber. This adjustment factor shall not be greater than 1.

b. Panel edges backed with 2-inch nominal or thicker framing. Install panels either horizontally or vertically. Space fasteners maximum 6 inches on center along intermediate framing members for 3/8-inch and 7/16-inch panels installed on studs spaced 24 inches on center. For other conditions and panel thickness, space fasteners maximum 12 inches on center on intermediate supports.

c. 3/8-inch panel thickness or siding with a span rating of 16 inches on center is the minimum recommended where applied direct to framing as exterior siding.

d. Except for wood structural panel sheathing used for shear walls that are part of the seismic-force-resisting system, allowable shear values are permitted to be increased to values shown for 15/32-inch sheathing with same nailing provided (a) studs are spaced a maximum of 16 inches on center, or (b) panels are applied with long dimension across studs.

e. Framing at adjoining panel edges shall be 3 inches nominal or wider, and nails shall be staggered where nails are spaced 2 inches on center.

f. Framing at adjoining panel edges shall be 3 inches nominal or wider, and nails shall be staggered where both of the following conditions are met: (1) 10d (3"x0.148") nails having penetration into framing of more than 1-1/2 inches and (2) nails are spaced 3 inches on center.

g. Values apply to all-veneer plywood. Thickness at point of fastening on panel edges governs shear values.

h. Where panels applied on both faces of a wall and nail spacing is less than 6 inches o.c. on either side, panel joints shall be offset to fall on different framing members, or framing shall be 3-inch nominal or thicker at adjoining panel edges and nails on each side shall be staggered.

i. In Seismic Design Category D, E or F, where shear design values exceed 350 pounds per linear foot, all framing members receiving edge nailing from abutting panels shall not be less than a single 3-inch nominal member, or two 2-inch nominal members fastened together in accordance with Section 2306.1 to transfer the design shear value between framing members. Wood structural panel joint and sill plate nailing shall be staggered in all cases. See Section 2305.3.11 for sill plate size and anchorage requirements.

j. Galvanized nails shall be hot dipped or tumbled.

k. Staples shall have a minimum crown width of 7/16 inch and shall be installed with their crowns parallel to the long dimension of the framing members.

l. For shear loads of normal or permanent load duration as defined by the AF&PA NDS, the values in the table above shall be multiplied by 0.63 or 0.56, respectively.

m. [DSA-SS & OSHPD 1, 2 and 4] Refer to Section 2305.2.4.2, which requires any wood structural panel sheathing used for diaphragms and shear walls that are part of the seismic-force-resisting system to be applied directly to framing members.

n. The maximum allowable shear value for three-ply plywood resisting seismic forces is 200 pounds per foot (2.92 kn/m).

FINDINGS:

Local Geological Conditions – The City of Simi Valley, the greater Ventura area and southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Gypsum wallboard and exterior Portland cement plaster have performed poorly during recent California seismic events. (Such as Loma Prieta and Northridge.) The shear values for gypsum wallboard and Portland cement stucco and staple fasteners contained in the code are based on mono-directional testing only. The limitation on the use of these systems as set forth in the amendment until cyclic loading testing are performed and evaluated in a more rigorous standard which will better prevent damage to a structure's lateral load resisting system which can result from local conditions. This modification is incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

SECTION 2308 CONVENTIONAL LIGHT-FRAMED CONSTRUCTION.

This section is here by amended to read as follows:

2308.3.4 Braced wall line support. Braced wall lines shall be supported by continuous foundations.

2308.12.4 Braced wall line sheathing. Braced wall lines shall be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths

of braced wall panels at each braced wall line shall conform to Table 2308.12.4. Braced wall panels shall be distributed along the length of the braced wall line and start at not more than 8 feet (2438 mm) from each end of the braced wall line. Panel sheathing joints shall occur over studs or blocking. Sheathing shall be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [actual $1^1/_2$ inch (38 mm)] or larger members, spaced a maximum of 16 inches on center. Nailing shall be minimum 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center, and 12 inches on center along intermediate framing members.

Braced wall panel construction types shall not be mixed within a braced wall line.

2308.12.5 Attachment of sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 or Table 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inch (6096 mm) intervals along the top plate of discontinuous vertical framing.

TABLE 2308.12.4
WALL BRACING IN SEISMIC DESIGN CATEGORIES D AND E
(Minimum Length of Wall Bracing per each 25 Linear Feet of Braced Wall Line [a])

CONDITION	SHEATHING TYPE[b]	$S_{DS} < 0.50$	$0.50 \leq S_{DS} < 0.75$	$0.75 \leq S_{DS} \leq 1.00$	$S_{DS} > 1.00$
One Story	S-W[d]	5 feet 4 inches	8 feet 0 inches	9 feet 4 inches	12 feet 0 inches

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Minimum length of panel bracing of one face of the wall for S-W sheathing shall be at least 4'-0" long For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one-half the tabulated value but the h/w ratio shall not exceed 2:1 and design for uplift is required.

b. S-W = wood structural panels ~~and~~

d. S-W sheathing shall be 15/32" thick nailed with 8d nails, at 6:6:12.

FINDINGS:

Local Geological Conditions - The City of Simi Valley, greater Ventura area and southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Conventional framing does not address the need for a continuous load path, critical shear transfer mechanisms, connection ties, irregular and flexible portions of complex shaped structures. Unless designed by a registered design professional, such buildings built by conventional framing requirements will be prone to serious damage in future large earthquakes. This modification shall be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

SECTION 8-11.06 SAFETY ASSESSMENT PLACARDS. This section is hereby added to the Code:

A. **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 or her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

B. **Application of Provisions.** The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Simi Valley. The City Council may extend the provisions as necessary.

C. **Definitions**

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

D. **Placards**

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

(a) **INSPECTED – 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.

(b) **RESTRICTED USE** 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.

(c) **UNSAFE – 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 or 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.

2. This ordinance number, the name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.

3. 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.

APPENDIX J GRADING. SECTION J106 EXCAVATIONS. This section is amended by the addition of the following:

EXCAVATION AT OR ADJACENT TO SLOPES. A geotechnical report addressing slope stability shall be submitted for plan review when an excavation or construction of a swimming pool, spa, or similar structure encroaches into the projected plane of a 3:1 or steeper slope.

FINDINGS:

Local Geological, Topographic Conditions - The City of Simi Valley, the greater Ventura County area, and the southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The City of Simi Valley is located adjacent to mountainous wild-land areas subject to high winds and fires. The City contains areas designated as flood zones, liquefaction, and landslide hazards. These amendments are required to address and clarify special needs to reduce hazards resulting from landslides and excessive erosion. This modification to improve design and construction methods for all types of structures shall be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

TITLE 8. PRIMARY ELECTRICAL CODE
CHAPTER 12. ADOPTION AND AMENDMENTS OF THE CALIFORNIA ELECTRICAL CODE

SECTION 8-12.01 ADOPTION.

A. The National Electrical Code (NEC), 2008 Edition, promulgated by the National Fire Protection Association, 1 Batterymarch Park, (P.O. Box 9146), Quincy, MA 02269-9959, together with the 2010 California Amendments adopted by the California Building Standards Commission as Title 24, Part 3 of the California Code of Regulations, is hereby adopted and enacted as the primary electrical code of the City of Simi Valley and made part of this code by reference with the same force and effect as if fully set forth herein subject to the following amendments and shall be known as the 2010 California Electrical Code.

B. One copy of the 2010 California Electrical Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

SECTION 8-12.02 SPECIAL EVENTS. A permit shall be required for the installation of portable wiring for equipment for carnivals, circuses, exhibits, amusement rides, traveling attractions, film shoots and similar functions including wiring in, or on, all structures.

SECTION 8-12.03 CONNECTION TO UTILITIES.

SECTION 8-12.03.1 TEMPORARY WIRING. For the purpose of this section temporary wiring shall be defined as temporary electrical power and lighting installations permitted during the period of construction, remodeling, maintenance, repair, or demolition of buildings, structures, equipment, or similar activities. Temporary wiring shall be removed immediately upon completion of construction or purpose for which the wiring was installed. The main service of a building or space shall not be energized to provide temporary lighting during construction.

SECTION 8-12.03.2 CONDITIONAL ELECTRICAL SERVICE CONNECTION.

A Conditional Electrical Service Connection may be authorized by the Building Official when in the opinion of the Building Official the need for such connection exists and such connection cannot be achieved following the standard adopted policy or process. Conditional electrical service may be terminated at the completion of a specific purpose for which the electrical connection was granted or at the discretion of the Building Official.

TITLE 8. PRIMARY MECHANICAL CODE
CHAPTER 13. ADOPTION OF THE CALIFORNIA MECHANICAL CODE

SECTION 8-13.01 ADOPTION.

A. The Uniform Mechanical Code, 2009 Edition, Appendices Chapter 1, Sections 112.2 - 112.2.5, A and D, promulgated by the International Association of Plumbing and Mechanical Officials, 5001 East Philadelphia Street, Ontario, CA, 91761-2816, together with the 2010 California Amendments adopted by the California Building Standards Commission as Title 24, Part 4 of the California Code of Regulations, is hereby adopted and enacted as the Primary Mechanical Code of the City of Simi Valley, and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Mechanical Code.

B. One copy of the 2010 California Mechanical Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

TITLE 8. PRIMARY PLUMBING CODE
CHAPTER 14. ADOPTION OF THE CALIFORNIA PLUMBING CODE

SECTION 8-14.01 ADOPTION.

A. The Uniform Plumbing Code, 2009 Edition Appendices Chapter 1, Sections 103.1.2 - 103.1.2.2, A, D, I and K, promulgated by the International Association of Plumbing & Mechanical Officials, 5001 East Philadelphia Street, Ontario, CA, 91761-2816, together with the 2010 California Amendments adopted by the California Building Standards Commission as Title 24, Part 5 of the California Code of Regulations, is hereby adopted and enacted as the Primary Plumbing Code of the City of Simi Valley, and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Plumbing Code.

B. One copy of the 2010 California Plumbing Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

TITLE 8. PRIMARY ENERGY CODE
CHAPTER 15. ADOPTION OF THE CALIFORNIA ENERGY CODE

SECTION 8-15.01 ADOPTION.

A. "Building Energy Efficiency Standards-Standards for Residential and Nonresidential Buildings" which incorporates Title 24, Part 6 of the California Code of Regulations as published by the California Energy Commission and the California Building Standards Commission, and is hereby adopted and enacted as the Primary Energy Code of the City of Simi Valley, and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Energy Code.

B. One copy of the 2010 California Energy Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

SECTION 8-15.02 LOCAL AMENDMENTS.

The provisions of this Chapter shall constitute local amendments to the provisions of the California Energy Code.

The following sections are added to this code:

SECTION 8-15.2.1 LOW-RISE RESIDENTIAL BUILDING ENERGY PERFORMANCE.

Minimum energy performance for low-rise residential buildings. New low-rise residential buildings shall exceed the minimum performance or prescriptive standard design required by the California Energy Code currently in effect by ten percent.

Alterations or additions greater than 100 square feet to existing low-rise residential buildings shall exceed the minimum performance or prescriptive standard design required by the California Energy Code currently in effect by five percent.

SECTION 8-15.2.2 NON-RESIDENTIAL BUILDING ENERGY PERFORMANCE.

Minimum energy performance for non-residential buildings. New non-residential buildings shall exceed the performance or prescriptive standard design required by the California Energy Code currently in effect by fifteen percent.

FINDINGS.

Climatic - The City of Simi Valley experiences periods of high temperatures averaging 95 degrees during summer months. These conditions result in high peak demands on the City's energy supply and distribution system with the potential of causing disruption of supply or reduction of supply events. The conservation measures incorporated into this code assure that new buildings and additions to existing building provide energy efficiency in an effort to reduce the potential for energy supply disruption. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

TITLE 8. PRIMARY ELEVATOR SAFETY CONSTRUCTION CODE
CHAPTER 16. ADOPTION OF CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE

SECTION 8-16.01 ADOPTION OF TECHNICAL PROVISIONS OF CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE.

A. The California Elevator Safety Construction Code, as adopted by the California Building Standards Commission as Title 24, Part 7 of the California Code of Regulations, is hereby adopted and enacted as the Primary Elevator Safety Construction Code of the City of Simi Valley and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Elevator Safety Construction Code.

B. One copy of the 2010 California Elevator Safety Construction Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

TITLE 8. PRIMARY HISTORICAL BUILDING CODE
CHAPTER 17. ADOPTION OF THE CALIFORNIA HISTORICAL BUILDING CODE

SECTION 8-17.01 ADOPTION.

A. The California Historical Building Code, as adopted by the California Building Standards Commission as Title 24, Part 8 of the California Code of Regulations, is hereby adopted and enacted as the Primary Historic Building Code of the City of Simi Valley, and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Historical Building Code.

B. One copy of the 2010 California Historical Building Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

TITLE 8. PRIMARY EXISTING BUILDING CODE
CHAPTER 18. ADOPTION AND AMENDMENTS OF THE CALIFORNIA EXISTING BUILDING CODE

SECTION 8-18.01 ADOPTION.

A. The International Existing Building Code, 2009 edition, including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto as amended in Title 24, Part 10 of the California Code of Regulations, is hereby adopted and enacted as the Primary Existing Building Code of the City of Simi Valley, and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Existing Building Code.

B. One copy of the 2010 California Existing Building Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

SECTION 8-18.02 ADOPTION OF APPENDIX 'A'. The following portions of the International Existing Building Code, 2009 edition or of the appendix thereto are adopted in this Chapter by reference and shall be deemed to be a part of the building code of the City of Simi Valley.

A. Chapter A-1 Seismic Strengthening Provisions for Unreinforced Masonry Buildings.

B. Chapter A-2 Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms.

C. Chapter A-3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-frame Residential Buildings.

D. Chapter A-4 Earthquake Hazard Reduction in Existing Wood-frame Residential Buildings with Soft, Weak or Open-front Walls.

E. Chapter A-5 Earthquake Hazard Reduction in Existing Concrete Buildings and Concrete with Masonry Infill Buildings.

FINDINGS:

Local Geological, Topographical and Climatic Conditions - The City of Simi Valley, the greater Ventura County area, and the southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The City of Simi Valley is within Seismic Design Category D and E. A severe seismic event could cause wide spread damage, disrupt communications, damage gas mains, cause extensive electrical hazards, and place extreme demands on the limited and widely dispersed resources of rescue and fire fighting resources resulting in failure to meet the fire and life safety needs of the community. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

TITLE 8. PRIMARY REFERENCED STANDARDS CODE
CHAPTER 19. ADOPTION OF THE CALIFORNIA REFERENCED STANDARDS CODE

SECTION 8-19.01 ADOPTION.

A. The California Referenced Standards Code, as adopted by the California Building Standards Commission as Title 24, Part 12 of the California Code of Regulations, is hereby adopted and enacted as the Primary Referenced Standards Code of the City of Simi Valley, and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Referenced Standards Code.

B. One copy of the 2010 California Referenced Standards Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

TITLE 8. PRIMARY PROPERTY MAINTENANCE CODE
CHAPTER 20. ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

SECTION 8-20.01 ADOPTION.

A. The International Property Maintenance Code, 2009 edition, is hereby adopted and enacted as the Primary Property Maintenance Code of the City of Simi Valley, and made part of this code by reference with the same force and effect as if fully set forth herein.

B. One copy of the International Property Maintenance Code, 2009 Edition, has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

TITLE 8. PRIMARY SECURITY CODE
CHAPTER 21. SECURITY STANDARDS FOR BUILDINGS

SECTION 8-21.01 PURPOSE. The purpose of this code 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 buildings and structures subject to the provisions of this code within the City of Simi Valley, as specified in § 14051 of the California Penal Code relating to building safety and security.

SECTION 8-21.02 AUTHORITY. This Code is adopted pursuant to the authority granted in California Penal Code Section 14051 Building Security Standards that states:
"The chief law enforcement official of every city shall consult with the chief officer of their city who is charged with the enforcement of laws or ordinances regulating the erection, construction, or alteration of buildings within their jurisdiction for the purpose of developing local security standards and regulations supplemental to those adopted as part of Title 24 of the California Administrative Code, relating to building standards. The chief law enforcement official of every county shall consult with the chief officer of their county who is charged with the enforcement of laws or ordinances regulating the erection, construction, or alteration of buildings within their jurisdiction for the purpose of developing local security standards and regulations supplemental to those adopted as part of Title 24 of the California Administrative Code, relating to building standards. No provision of this or any other code shall prevent a city or county from enacting building security standards stricter than those enacted by the state."

SECTION 8-21.03 SCOPE.

A. 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 California Building Code apply to existing buildings.

B. Existing multiple-family dwelling units which, on September 30, 1981, are rented or leased, but thereafter are converted to privately-owned family units, shall comply, when so converted, with the residential building provisions set forth in Section 8-21.15 of this chapter.

C. The requirements of this chapter shall apply to manufactured buildings.

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

E. Any building, as defined in the California Building Code and Title 24, California Administrative Code, requiring special type releasing, latching, or locking devices shall be exempt from the provisions of this chapter relating to locking devices of interior or exterior doors, whenever an approved alternate material or device cannot be obtained.

SECTION 8-21.04 DEFINITIONS. For the purpose of this chapter, unless otherwise apparent from the context, certain terms and phrases used in this chapter are defined as follows:

"Alley" is any roadway not exceeding twenty-five (25) feet in width which is primarily used for access to the rear or side entrances of abutting property.

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

"Armored Strike," means a strike reinforced in such a way as to strengthen the frame to which it is applied.

"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 lock having a latch bolt or a dead bolt operated by a key or a thumb turn or both. This lock can be used in addition to another lock, which may or may not be key operated but which has a latch bolt operated by knobs or levers.

"Backset" means the distance from the edge of the door to the centerline of the cylinder at the centerline of the door thickness.

"Bolt" means 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" means the distance from the edge of the door, at the bolt centerline, to the farthest point on the bolt in the projected position.

"Building Official" means the Chief Building Inspector of the City or his duly authorized agents.

"Burglary resistant glazing" means those materials as defined in Underwriters' Laboratories Bulletin 972.

"Cam" means a component fastened to the back of a mortise cylinder plug or mortise cylinder thumb turn. When rotated, it engages the lock mechanism and either locks or unlocks.

"Common Area" is an area of space, a building or portion of a building that is legally accessible to the owners or users of a property.

"Component" as distinguished from a part, means a subassembly that 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 cylindrical subassembly of a lock containing the cylinder core or plug with keyway and a cylinder body with tumbler mechanisms.

"Cylinder core or cylinder plug" means the central part of a cylinder containing the keyway that 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 protect against cutting, drilling, prying, pulling, or wrenching with common tools.

"Deadbolt" means a lock component having an end that protrudes from or is withdrawn into, the lock front by action of the lock mechanism. When the door is closed and the dead bolt thrown, it extends into a hole provided in the strike thus locking the door. It does not retract with 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 Sign" means a vertical sign or board, displaying a diagrammatic site plan or floor plan (whichever is applicable) that depicts, buildings, walkways, vehicle entrances, parking areas, trash enclosures, swimming pools, recreation areas, each floor of the building, each room/unit, elevators, stairs, corridors/hallways, and emergency exits.

"Door assembly" means a unit composed of a group of parts or components that make up a closure for an opening to control the passageway through a wall. For the purposes of this chapter, a door assembly shall consist of the following parts: the door; hinges; locking device or devices; operation contacts (such as handles, knobs, and push plates); miscellaneous hardware and closures; and 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" means the projection along the top and sides of a doorjamb that checks the door's swinging action.

"Double cylinder deadbolt" means any type of auxiliary lock requiring a key to project or retract the dead bolt (lock or unlock) from either side.

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

"Enforcing Authority," means the Chief of Police or his duly authorized agents.

"Foot-candle" means a unit of measure of the intensity of light falling on a surface equal to one lumen per square foot.

"Flush bolt" means a manual, key or turn-operated metal bolt normally used on inactive door(s), 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 California Building Code Standard 24-2 for Safety Glazing.

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

"Hours of Operation" means the time period when any activity requires the presence of employees or workers within or about the affected business.

"Hours of Darkness" means any time from one-half hour before sunset, until one-half hour after sunrise, and any other time when the illumination level is less than the required lighting for uses and activities, as designated in this chapter.

"Identifying Number" means U.S. Postal address for non-residential, both single and multi-tenant buildings; residential, both single and multi-family dwellings; apartments, condominiums, and townhouses; hotel/motel room numbers; numbered motor vehicle parking spaces and the manner which individual public storage units are labeled for identification.

"Interconnected Lock" means a lock having a separate latch and dead bolt mechanically interconnected and installed in round bored openings in the face and edge of a door. It is best known for providing dead bolt security with the life safety feature of simultaneous retraction. When the dead bolt is projected, a single turn of the inside knob or level retracts both the dead bolt and the latch bolt. This simultaneous retraction function is also available with some functions of mortise locks.

"Jamb" means the vertical member of a doorframe to which the door is secured.

"Jamb/wall" means 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" means lock component having a beveled end which projects from the lock front in an extended position, but may be forced back into the lock case by end pressure or drawn back by action of the lock mechanism. When the door is closed, the latch bolt projects into a hole provided in the strike thus holding the door in a closed position.

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

"Lock Front" means a plate fastened to the edge of a door through which the bolts pass.

"Locking device," means a part of a window assembly that is intended to prevent the movement of the movable sash, which may be the sash lock or sash operator.

"Luminaries" means 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 luminaries.

"Manufactured building" means a mobile home, as defined in Section 18008 of the Health and Safety Code of the State, 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, and modular building as defined in the Modular Building Institute Standards. "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" means 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 luminaries during the period for which a lamp is in place.

"Mortise Dead Latch" means an auxiliary lock fitting a cavity prepared in the edge of the door and having a dead latch operated by a key or thumb turn or both. The key or thumb turn engages the lock through holes prepared in the faces of the door.

"Mortise Dead Lock" means an auxiliary lock having a deadbolt instead of a dead latch and otherwise the same as a mortise dead latch.

"Mortise Lock" means a lock fitting a rectangular shaped cavity in the edge of a door. A round hole in the face of the door receives a spindle to which knobs or levers are attached. If key operated, a second round hole above the first receives the cylinder(s) and thumb turn. Some functions use two cylinders which is not a violation of the codes because the inside knob always operates. Some functions use two cylinders which sometimes is a violation of codes because the inside key projects a dead bolt or locks the inside knob which can only be unlocked by key.

"Multiple-family dwelling" means a building, or portion thereof, designed for occupancy by one or more persons living independently of each other, including hotels, motels, apartments, town-homes, condominiums, and triplexes.

"Non-Residential building" means a building, or portion thereof, used for a purpose other than a dwelling.

"Panel (wood)" means 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 (including single action door levers) for use when emergency egress is required due to fire or other threat to life safety and

as defined in the adopted edition of the California Building Code and Title 24 of the California Administrative Code.

"Parking Garage" means an above or below ground hollow facility designed to densely park or store motor vehicles and provide a gateway to a building or an area.

"Part" as distinguished from component, means a unit (or subassembly) that combines with other units to make up a component.

"Primary locking device" means the single locking system on a door or window unit whose primary function is to prevent unauthorized intrusion.

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

"Recessed Cylinder" means a cylinder where the cylinder head is flush with, or recessed below, the outside surface of the trim to protect the cylinder from wrenching, cutting, pulling or prying.

"Sash" means an assembly of stiles, rails, or mullions assembled into a single frame that 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" means the lowest horizontal member of a window frame.

"Single cylinder deadbolt" means a deadbolt lock that is activated from the outside by a key and from the inside by a knob, thumb-turn, lever, or similar mechanism.

"Single action deadbolt" means an interconnected lock that is activated from the outside by a key and from the interior, both latch and deadbolt are retracted simultaneously, by a knob or lever, allowing panic-proof exit (see definition for "interconnected lock").

"Solid core door" means a door composed of solid wood or composed of compressed wood equal in strength to solid wood construction.

"Stile" means a vertical framing member of a window or door.

"Strike" or "Strike Plate" means a metal plate fastened to or mortised into, a door, door frame, doorjamb, or inactive leaf of a pair of doors into which the bolt(s) projects. A High Security Strike Plate is one that requires four (4) screws for fastening, and shall penetrate a

minimum of two inches (2") into solid backing beyond the surface to which the strike is fastened.

"Strike Box" means a housing used in back of a strike to enclose the bolt openings.

"Swinging door," means a door hinged at the stile or at the head and threshold.

"Tailpiece" shall means a bar projecting from the back of a rim or bored lock cylinder engaging the lock mechanism and when rotated by the key or thumb turn either locks or unlocks.

"Thumb turn" means the component that projects or retracts a dead bolt or latch bolt by grasping with the thumb and fingers and turning. Sometimes called a turn piece or turn.

"U.L. Listed" means tested and listed by Underwriters' Laboratories, Inc.

"Vandal Resistant Light Fixture" means having a lens constructed of materials meeting or exceeding the U.L. Bulletin 972 (Burglary Resistant Glazing).

"Weather Resistant Light Fixture" means having a housing meeting or exceeding the U. L. Bulletin 1572 (Wet Locations.)

"Window assembly" means a unit that includes a window and the anchorage between the window and the wall.

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

SECTION 8-21.05 ENFORCEMENT. The Chief of Police or his duly authorized agent having the responsibility for enforcing the provisions of this chapter, are hereby empowered and directed to administer and enforce the provisions of this chapter. The Director of Environmental Services or his duly authorized representatives' agents, in accordance with the provisions of this chapter, shall approve plans and specifications for any proposed construction. Final occupancy shall not be granted unless the applicant has satisfied the enforcing authority that all applicable provisions of this chapter have been met.

SECTION 8-21.06 VIOLATIONS. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, move, improve, concert, equip, use, occupy, or maintain any building or structure in the City of Simi Valley or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

SECTION 8-21.07 SEVERABILITY. This chapter shall be deemed supplemental to any local, State, or Federal laws, regulations, or Codes dealing with Financial Institutions, Homeland Security and life safety factors. If any subsection, subdivision, sentence, clause, phrase, or portion of this chapter, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent

jurisdiction, such decision shall not affect the validity of the remaining portion of the chapter or its application to other persons.

SECTION 8-21.08 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 this chapter, the owner or his designated agent may have the option to apply for an exemption from any provision of this chapter to the Chief of Police or his duly authorized agent and the City of Simi Valley Building Official. The reviewing authority may exercise its powers on these matters, provided that the factual findings are made, that any relief from the provision of this chapter will not adversely effect public safety or be contrary to the purpose and intent of this chapter.

SECTION 8-21.09 ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION.

A. The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter provided any such alternate has been approved by the enforcing authority, nor is it the intention of this chapter to exclude any sound method of structural design or analysis not specifically provided for in this chapter. The materials, methods of construction, and structural design limitations provided for in this chapter shall be used, unless an exception is granted by the enforcing authority or via the Administrative Relief process (§ 8-21.08).

B. The enforcing authority may approve any such alternate provided they find the proposed design to be satisfactory and the material and methods of work is for the purpose intended, at least equivalent to those prescribed in this chapter in quality, strength, effectiveness, burglary resistance, durability, and safety.

SECTION 8-21.10 APPEALS.

A. In the event of any dispute regarding the suitability of alternate materials and methods of construction, the decision of the enforcing authority may be appealed to the Building Security Board of Appeals by filing a written request within 30-days. Such Board shall consist of the Building Official, the Director of Environmental Services, and the Chief of Police, or their duly authorized agents.

B. All appeals shall be presented in writing to the Building Security Board of Appeals. The Board shall adopt reasonable rules and regulations for conducting its hearings. The decisions of the Board shall be final.

SECTION 8-21.11 KEYING REQUIREMENTS. Upon occupancy by the owner or proprietor, each single unit in the same building constructed under the same development permit shall have locks using combinations which are interchange free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies within the same development.

SECTION 8-21.12 FRAMES; JAMBS; STRIKES; HINGES. The installation and construction of frames, jambs, strikes, and hinges for exterior swinging doors and doors leading from garage into dwelling units shall be as follows:

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

B. In wood framing, horizontal blocking shall be placed between studs at the 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.

C. Doorstops 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 violations of the strike.

D. The 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 two (2) screws, which shall penetrate at least two (2") inches into solid backing beyond the surface to which the strike is attached.

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

F. When pairs of doors are used 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, be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of one-eighth (1/8) inch in thickness.

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

SECTION 8-21.13 WINDOWS AND SLIDING GLASS DOORS. The following requirements shall be met for windows and sliding glass doors:

A. All exterior sliding glass doors and windows shall be equipped with locking devices which keep the sliding panel of the door or window from being opened from the outside horizontally or vertically.

B. Except as otherwise specified in Sections 8-21.15 and 8-21.16 of this chapter, all openable exterior windows and sliding glass doors shall comply with the tests set forth in Section 8-21.18 "Tests."

C. Louvered windows shall not be utilized any portion of the window is within eight (8) feet vertically or six (6') feet horizontally from any exterior accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

SECTION 8-21.14 GARAGE-TYPE DOORS; ROLLING OVERHEAD, SOLID OVERHEAD, SWINGING, SLIDING AND ACCORDION DOORS.

Rolling overhead, solid overhead, swinging, sliding, and accordion garage-type doors shall conform to the following standards:

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

B. Aluminum doors shall be a minimum thickness of .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.

C. Commercial doors shall have a minimum strength of twenty-six (26)-gauge steel or equivalent.

D. Fiberglass doors shall have panels a minimum density of six (6) 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 of not less than five (5) ounces per square foot.

E. Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one inch.

F. Doors that) sixteen (16) feet in width shall have two (2) 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; or, torsion spring counterbalance-type hardware may be used.

G. Doors with slide bolt assemblies shall have frames a minimum of 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 residential buildings. 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.

H. Except in residential buildings, padlocks used with exterior-mounted side bolts shall have a hardened steel shackle locking both at the heel and toe and a minimum five (5) pin tumbler operation with a non-removable key when in an unlocked position. Padlocks used with interior-mounted slide bolts shall have a hardened steel shackle with a minimum four (4)-pin tumbler operation.

I. Except in residential buildings, doors secured by electrical operation shall have a keyed-switch to open the door when in a closed position, or by a signal locking device.

SECTION 8-21.15 SPECIAL RESIDENTIAL BUILDING PROVISIONS. The provisions of this chapter shall apply only to single- and multiple-family dwellings units.

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

1. All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4") inches, or with panels not less than nine-sixteenths (9/16") inch thick.

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 and be constructed so as to repel cutting tool attacks. 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 cylinder guard, a minimum of five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws at least one-fourth (1/4") inch in diameter. All installations shall be done so that the performance of the locking device complies with the anti-burglary requirements. A interconnected lockset constructed so that both the deadbolt and latch can be retracted by a single action of the inside doorknob, or lever, may be substituted provided the mechanism meets all other specifications for locking devices.

3. The inactive leaf of double doors 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.

4. Glazing in exterior doors, or within 40-inches of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing.

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

6. The owner of a multiple dwelling unit or a rental single-family dwelling unit shall change the unit's door lock to have at least 25,000 possible key changes or locking combinations whenever there is a change in tenancy.

B. Single-family residential buildings shall display a street address number conforming to the following specifications:

1. All residential dwellings shall display an identifying number, in a prominent, clearly visible location, corresponding to the street, which the building is addressed. The numerals shall be a contrasting color to the surface they are attached (e.g. black on white, brown on beige). The method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.

2. Numerals shall be no less than four (4) inches in height. Numerals 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 from a permanent power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for GFI devices where applicable.

3. Buildings that are located farther than fifty (50') feet from the centerline of the addressed street, shall, in addition to the illuminated address fixture, provide four (4) inch high numerals, mounted adjacent to the driveway entrance. These numerals shall be illuminated by a permanent power source and mounted at a height not to exceed forty-two (42) inches above finished grade.

4. Any single-family residential building that affords vehicular access to the rear through a public or private alley, shall display, in a clearly visible location, an address number conforming to the specifications stated in Section 2.

5. Additional dwelling units on the same single-family parcel that are farther than fifty (50) feet from the center line of the addressed street, or any dwelling units not visible from the addressed street, shall have an illuminated address fixture on the unit itself and an additional address sign mounted at the driveway entrance. The sign shall include a directional arrow, or wording, indicating the location of the additional dwelling unit.

C. Multiple-family buildings shall display an address number conforming to the following specifications:

1. Each individual unit within the multiple-family development shall display a prominent identification number, not less than four (4") inches in height. The numerals and light source shall be contained with a single, weather-resistant fixture. The light source shall be provided by a permanent power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for GFI devices where applicable. The numerals shall be contrasting in color to the surface they are attached, and be clearly visible to approaching vehicles and pedestrians. The number shall be located near, but not attached to, the unit's entry door.

2. Multiple-Family developments with two (2) or more buildings shall display the range of address numbers assigned to the building in that development (i.e., 1000-2500). Building numerals shall be mounted at a height that is clearly visible to approaching vehicles and pedestrians. The actual location of the numbers is subject to the approval of the enforcing authority. The enforcing authority may require building numbers to be placed on all sides of the building. Building numbers shall be a contrasting color to the surface they are attached, and numbers must be illuminated during the hours of darkness. The light source shall be provided by a permanent power source or controlled by a photoelectric device.

3. Driveways servicing more than six (6) individual dwelling units shall have a monument sign displaying the range of unit numbers. Numerals shall be a minimum of four (4) inches in height, and mounted at a height not to exceed 42-inches above finished grade.

4. Multiple-family developments shall erect an illuminated directory sign at each driveway. The directory sign shall depict a diagrammatic representation of the site. The directory sign shall show all buildings, building address numbers, and the location of the management office(s), recreational amenities, vehicle circulation, and parking structures. The directory sign shall conform to the following specifications:

   a. Lettering and numbers shall be a contrasting color to the surface they are attached to (e.g. black on white, brown on beige).

   b. The directory sign shall be properly oriented with respect to the viewer. A red dot and a red arrow one-half (1/2) inch in size and the words "YOU ARE HERE" shall be affixed in the logical place on the diagram.

   c. The directory shall be free from visual obstructions, i.e., landscaping, berms, above ground appurtenances, etc.

   d. The directory sign shall be internally illuminated from dusk until dawn, weather and vandal-resistant.

5. Garages or carports that are not attached directly to the dwelling unit shall use identifying numbers that do not correspond to the dwelling unit address number.

6. Multiple-family developments, which afford vehicle access through a public or private alley in order to provide access to attached garages, shall display, an address number in a clearly visible location. The address number shall conform to the specifications stated in Section 2.

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

8. Buildings shall be numbered in such a manner and sequence to meet with the approval of the enforcing authority.

9. A site plan, printed on an 8 ½" x 14" paper, shall be provided to the Police Department. It shall contain the names of all streets; depict sidewalks; buildings; address numbers; recreation buildings; common areas; access control gates and key override switches.

10. Private streets, alleys, and Fire Department required roadways designed for use in case of emergency, i.e., evacuations, shall be illuminated using the same standards as established for public thoroughfares.

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

1. All exterior common area pedestrian walkways and recreation areas shall be illuminated with maintained twenty-five-hundredths (.25) foot-candle of light at the ground level during the hours of darkness. Weather and vandal resistant covers shall protect lighting fixtures.

2. All vehicle drive surfaces parking spaces and carports shall be illuminated with a maintained minimum of one foot-candle of light at ground level during the hours of darkness. Weather and vandal resistant covers shall protect lighting fixtures.

3. Open stairways and common area corridors that are open to the outside on at least one side shall be illuminated with a minimum maintained one (1) foot-candle of light on all landings and stair treads, and corridor floor surfaces during the hours of darkness.

4. Enclosed stairways and enclosed common area corridors shall be illuminated at all times with a minimum maintained five (5) foot-candles of light on all landings, stair treads, and corridor floor surfaces during the hours of darkness.

5. Cluster mailbox units (C.B.U.'s), trash enclosures/areas, vending machines, and public phones located out of doors shall be illuminated with a minimum maintained one (1) foot-candle of light, measured within a five (5) foot radius at ground level, during the hours of darkness.

6. Accessible luminaries used to meet the requirements of this section shall have vandal and weather resistant 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.

7. The light source used to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 10,000 hours.

8. A photometric site plan shall be provided showing buildings, doors, parking areas, walkways, 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 four to one (4:1 maximum/minimum).

9. A photocell device or a time clock with an astronomical feature shall control the light source.

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

10. Entry doors shall have:

    a. A minimum of a six-hundred (600) square inch clear vision panel, in the upper half of the door.

    b. Automatic, hydraulic door closures.

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

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

    e. A latch protector consisting of minimum 0.125-inch thick steel attached to the door's exterior with non-removable bolts from the exterior. It shall be two (2) inches side and extend a minimum of five (5) inches above and below the strike opening and extend a minimum of one (1) inch beyond the edge of the door. It shall have a metal anti-spread pin a minimum of one-half (1/2) inch in length.

11. The laundry room shall be illuminated at all times with a minimum maintained five (5) foot-candles of light at floor level, using a non-interruptible power source.

12. 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:

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

    b. 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.

13. The interior of the laundry room shall be visible from the outside from common corridors, sidewalks, or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement.

E. Cluster mailbox units (C.B.U.'s) in multiple-family developments are to be located in highly visible areas adjacent to common area amenities.

F. All vehicle/pedestrian access gates requiring a key override switch by the Ventura County Fire Department shall be sub-mastered for access by the Police Department. The enforcing authority shall inspect all gates equipped with a key override switch, prior to putting the gate(s) into service. The property owner or his agent shall notify the Police Department 24 hours prior to taking any gate "out of service" for maintenance or repair.

SECTION 8-21.16 SPECIAL NON-RESIDENTIAL BUILDING PROVISIONS.

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

A. Swinging exterior doors, constructed of glass, wood or metal, doors constructed of with glass panels, solid wood or metal doors shall be constructed or protected as follows:

1. Wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which shall be attached with screws on a minimum of six (6") inch centers. Hollow steel doors shall be a minimum of sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed; such reinforcement being able to resist collapsing of the door around any locking device.

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

a. Fully-tempered glass or rated burglary resistant glazing; or

b. 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 used.

c. The glazing shall be covered with iron bars of at least one-half (1/2) inch round or one inch by one-fourth inch (1" x 1.4") flat steel material, spaced not more than five (5) inches apart, secured on the inside of the glazing.

d. Items b. and c. of this subsection shall not interfere with the operation of windows if such windows are required to be openable by the California Building Code.

B. All swinging exterior wood and steel doors shall be equipped as follows:

1. A single or double door shall be equipped with a deadbolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel a cutting tool attacks. 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 cylinder guard, a minimum of five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. The provisions of this subsection shall do not apply where (1) panic hardware is required, or (2) the enforcing authority approves an equivalent device.

2. Double doors shall be equipped as follows:

   a. The inactive leaf of double doors 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.

   b. Double doors shall have an astragal constructed of steel, a minimum of 0.125 inch thick, which covers 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 then (10) inch centers. (The door equipped with the astragal shall meet life safety code requirements for exiting.)

C. Aluminum frame swinging doors shall be equipped as follows:

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

2. A single or double door shall be equipped with a double cylinder deadbolt, with a bolt projection exceeding one inch, or a hook-shaped, expanding deadbolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five (5) pin tumblers and a cylinder guard.

D. Panic hardware, whenever required by the California Building Code or Title 24 of the California Code of Regulations, shall be installed as follows:

1. Panic hardware shall contain a minimum of two (2) locking points on each door; or

2. On single doors, panic hardware may have one locking point, which is not be located at either the top or bottom rail of the doorframe. The door shall have an astragal constructed of steel 0.125 inch think, 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 inch beyond the edge of the door to which it is attached.

3. Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which close the opening between them, from top to bottom, but not interfere with the operation of either door, and shall be subject to Fire Department approval.

E. Horizontal sliding doors shall be equipped with a metal guide track at top and bottom, and a cylinder lock and/or padlock with a hardened steel shackle that locks at both heel and toe, and a minimum five-pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be designed so that the door cannot be lifted from the track when the door is in the locked position.

F. In multiple occupancy office buildings, all interior entry doors leading to individual office suites, shall meet the construction and locking requirements for exterior non-residential building doors.

G. Glazing shall be deemed accessible if any portion of it is within forty (40) inches of any door locking mechanism, and shall be constructed of either two part laminated glazing with a 0.60 inch inner layer or burglary resistant glazing.

The following barriers may be used but shall be secured with non-removable bolts:

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

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

H. Roof openings shall be equipped as follows:

1. All skylights on the roof of any building shall be equipped with:

   a. Rated burglary resistant glazing; or

   b. Iron bars of at least one-half (1/2) inch round or one by one-fourth (1 x ¼) inch flat steel material under the skylight and securely fastened; or

   c. A steel grill of at least one eighth (1/8) inch material with a maximum two-inch (2") mesh under the skylight and securely fastened.

2. All roof hatchway openings of any non-residential building shall be secured/constructed as follows:

   a. Wooden material, shall be covered with sixteen (16) U.S. gauge sheet metal or its equivalent, and attached to the wood with screws.

   b. The roof hatch shall be secured from the inside with a slide bar or slide bolt(s) (subject to Fire Department approval).

c. When using pin-type exterior hinges on roof hatches they shall be equipped with non-removable pins.

3. All air duct or air vent openings on the roof, exterior doors, or exterior walls of any non-residential building, that exceeds ninety-six square inches (96."), shall be secured by covering the opening with one of the following:

a. Iron bars of at least number four (4) steel or equivalent, spaced no more than five (5") inches apart on center, at each direction, welded at all points of intersection, or one by one-fourth (1 x 1/4") inch flat steel or equivalent, spaced no more than five (5") inches apart on center, welded at all points of intersection;

b. Iron or steel pills of at least one-eighth (1/8") inch material with a maximum two (2") inch mesh and securely fastened; or

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

d. The bars and grills described in subsections (a) and (b) of this subsection shall not interfere with the venting requirements to create a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or Title 24 of the California Administrative Code.

I. All self-venting skylights or those which open because of smoke detection or heat sensing devices shall be equipped as follows:

1. Iron bars of at least number four (4) steel or equivalent, spaced no more than five (5") inches apart on center, at each direction, welded at all points of intersection, or one by one-fourth (1" x 1/4") inch flat steel or equivalent, spaced no more than five (5") inches apart on center, welded at all points of intersection;

2. Iron or steel grills of at least one-eighth (1/8") inch material with a maximum two (2") inch mesh and securely fastened; or

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

4. The bars and grills described in subsections (1) and (2) of this subsection shall not interfere with the venting requirements to create a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or Title 24 of the California Administrative Code.

5. Permanently affixed exterior ladders leading to roofs shall not be permitted. Where access is required, interior ladders shall be provided with access for each individual tenant.

6. A building located within eight (8') feet of utility poles or similar structures which may be used to gain access to the building's roof, windows, or other openings shall have such accessible area properly barricaded or fenced.

J. The following standards shall apply to lighting, address identification, and parking areas:

1. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals shall be no less than six (6") inches in height and be of a color contrasting to the background. In addition, any business, which affords access to the rear through a driveway, walkway, or parking lot, shall also display the same numbers on the rear of the building.

2. All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light of an energy efficient type, such as a high-pressure sodium or low wattage system. Weather and vandal resistant covers shall protect all exterior bulbs.

3. Open parking lots and access thereto, providing parking spaces for use by the general public shall be provided with a maintained minimum of one foot-candle of light or an energy efficient type, such as a high pressure sodium or low wattage system, on the parking surface from dusk until the termination of business every operating day. Weather and vandal resistant covers shall protect all exterior bulbs.

K. Special security measures shall include safes.

1. Commercial establishments having Five Hundred ($500.00) Dollars or more in cash on the premises after closing hours shall lock the money in a U.L. rated safe after closing hours.

L. Elevators shall be equipped as follows:

1. Passenger elevators, the interiors of which are not completely visible when the car door is open, shall have mirrors or another highly reflective material, affixed to the rear wall of the elevator cab, so the elevator interior can be made more visible to persons waiting to enter the elevator. The mirrors or reflective material shall be securely framed and mounted.

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

3. Interior lighting of the elevator car, controls, platform, car threshold, and landing sill shall be a minimum of five (5) foot-candles at the floor of the car.

4. Elevator Interiors must have a minimum interior dimension of 6'8" wide and 4'9" deep, in order to accommodate a standard sized medical gurney.

M. Direct dial telephone alarm devices shall not be allowed. On and after September 30, 1981, no person shall sell, lease, maintain, service, repair, alter, replace, move, install, or use any alarm system which directly dials any telephone number in any office of the Police Department or any other City facility. This subsection shall operate retroactively insofar as the deactivation of active alarm systems, which are connected and directly dial any number in any office of the Police Department.

N. Automated Teller Machine Lighting Requirements.

The operator, owner, or other person responsible therefore, shall provide lighting during hours of darkness with respect to an open and operating automated teller machine and any defined parking area, access area, and the exterior of an enclosed automated teller machine installation according to the following standards:

1. There shall be a minimum of 10-foot candlepower at the face of the automated teller machine and extending in an unobstructed direction outward five feet.

2. There shall be a minimum of two-foot candlepower within 50 feet from all unobstructed directions from the face of the automated teller machine. In the event the automated teller machine is located within 10 feet of the corner of the building and the automated teller machine is generally accessible from the adjacent side, there shall be minimum of two candle-foot power along the first 40 unobstructed feet of the adjacent side of the building.

1. There shall be a minimum of two-foot candlepower in that portion of the defined parking area within 60 feet of the automated teller machine.

SECTION 8-21.17 NEW CONSTRUCTION SITE SECURITY PROVISIONS.

All new construction on sites exceeding one acre in area shall comply with the following security measures until the City has released the utilities:

A. Perimeter lighting shall be installed at a minimum of 150-foot intervals and at a height not less than fifteen (15') feet from the ground. The light source used shall have a minimum light output of 2,000 lumens, shall be protected by a vandal resistant cover, and shall be lighted during the hours of darkness.

B. Additional lighting shall be required if the construction site exceeds four (4) acres in area. Lighting shall be installed at locations designated by the Chief of Police.

C. In addition to the perimeter lighting described in subsection (A) of this section, one of the following shall be used:

1. Fencing, not less than six (6') feet in height, which is designed to preclude human intrusion, shall be installed along the perimeter boundaries of the construction site and shall be secured with chain and Fire Department padlocks for emergency vehicle access; or

2. A uniformed security guard, licensed pursuant to Chapter 21 of the Business and Professions Code of the State, shall be utilized to continually patrol the construction site during the hours when construction work has ceased.

SECTION 8-21.18 TESTS.

A. It shall be the responsibility of the owner, or his designated agent, of a building or structure falling within the provisions of this chapter to provide the enforcing authority with a written specification performance report indicating that the materials utilized meet the minimum test standards established by the Chief of Police.

B. Whenever there is insufficient evidence of compliance with the provisions of this chapter or evidence that any material or any construction does not conform to the requirements of this chapter, or in order to substantiate claims for alternate materials or methods of construction, the enforcing authority may require tests as proof of compliance to be made at the expense of the owner or his agent by any agency which is approved by the enforcing authority.

C. Specimens shall be representative, and assembly drawings and bills of materials shall verify the construction. Two (2) complete sets of manufacturer or fabricator installation instructions and full-size or accurate scale templates for all items and hardware shall be included.

D. Copies of the minimum test standards shall be on file with the Police Department and with the City Clerk.

TITLE 8. PRIMARY GREEN BUILDING CODE
CHAPTER 22. ADOPTION AND AMENDMENTS OF THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE

SECTION 8-22.01 ADOPTION.

A. The California Green Building Standards Code, 2010 Edition, Part 11 of Title 24 of the California Code of Regulations including the appendices thereto, together with those omissions, amendments, exceptions and additions thereto are adopted and enacted, as the Primary Green Building Code of the City of Simi Valley and made part of this code by reference with the same force and effect as if fully set forth herein.

B. One copy of the 2010 California Green Building Standards Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

SECTION 8-22.02 CROSS-REFERENCES TO CALIFORNIA GREEN BUILDING STANDARDS CODE.

The provisions of this Chapter contain cross-references to the provisions of the California Green Building Standards Code, in order to facilitate reference and comparison to those provisions.

SECTION 8-22.03 LOCAL AMENDMENTS.

The provisions of this Chapter shall constitute local amendments to the cross-referenced provisions of the California Green Building Standards Code and shall be deemed to replace the cross-referenced section of the California Green Building Standards Code with the respective provisions set forth in this Chapter.

DIVISION 4.2 RESIDENTIAL ENERGY EFFICIENCY.

Refer to Chapter 15, Section 8-15.02 of this code.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
SECTION 4.304 OUTDOOR WATER USE.

The following is hereby added to this code:

4.304.2 Water budget. A water budget shall be developed for landscape irrigation use that conforms to the local water efficient landscape ordinance or to the California Department of Water Resources Model Water Efficient Landscape Ordinance where no local ordinance is applicable.

4.304.3 Potable water reduction. Provide water efficient landscape irrigation design that reduces by 50 percent the use of potable water beyond the initial requirements for plant installation and establishment. Calculations for the reduction shall be based on the water budget developed pursuant to section 4.304.2.

Methods used to accomplish the requirements of this section must be designed to the requirements of the *California Building Standards Code* and shall include, but not be limited to, the following:

1. Plant coefficient
2. Irrigation efficiency and distribution uniformity
3. Use of captured rainwater
4. Use of recycled water
5. Water treated for irrigation purposes and conveyed by a water district or public entity
6. Use of graywater

FINDINGS:

Climatic - The City of Simi Valley experiences low humidity and high winds each year and extended periods of low precipitation. These conditions create very high evaporation rates resulting in increased use of potable water to maintain landscaping. The supply and distribution of potable water, being a finite resource, is subject to over use and potential shortages. This conservation measure is incorporated into this code to assure new sprinkler systems are designed and constructed to prevent the over use of potable water and reduce the potential of shortages. For this reason, this jurisdiction determines that his amendment is reasonably necessary.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.
SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING.

This section is hereby amended to read as follows:

4.408.1 Construction waste reduction of at least 75 percent. Recycle and or salvage for reuse a minimum of 75 percent of the nonhazardous construction and demolition debris.

Exceptions:

1. Excavated soil and land-clearing debris

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

FINDINGS:

Topographic - The City of Simi Valley has varied topography that requires special grading precautions. As a result, the disposal area of the landfill that serves the City is limited in size and the allowed amount of solid waste that may be deposited. This conservation measure is incorporated into code to reduce the amount of solid waste that is deposited in the landfill thereby reducing the amount of grading required for disposal of solid waste, and the demand on limited topographic resources. For this reason, this jurisdiction determines that this amendment is reasonably necessary.

DIVISION 5.2 NONRESIDENTIAL ENERGY EFFICIENCY.

Refer to Chapter 15, Section 8-15.02 of this code.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION.
SECTION 5.304 OUTDOOR WATER USE.

The following is hereby added to this code:

5.304.2.1 Potable water reduction. Provide water efficient landscape irrigation design that reduces by 50 percent the use of potable water beyond the initial requirements for plant installation and establishment. Calculations for the reduction shall be based on the water budget developed pursuant to section 4.304.2.

FINDINGS:

Climatic – The City of Simi Valley experiences low humidity and high winds each year and extended periods of low precipitation. These conditions create very high evaporation rates resulting in increased use of potable water to maintain landscaping. The supply and distribution of potable water, being a finite resource, is subject to over use and potential shortages. This conservation measure is incorporated into this code to assure new sprinkler systems are designed and constructed to prevent the over use of potable water and reduce the potential of shortages. For this reason, this jurisdiction determines that his amendment is reasonably necessary.

APPENDIX A4.
DIVISION A4.2 ENERGY EFFICIENCY.
SECTION A4.210 APPLIANCES.

The section is hereby amended to be a mandatory measure:

A4.210.1 Appliance rating. Each appliance provided by the builder shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.

FINDINGS:

Climatic – The City of Simi Valley experiences periods of high temperatures averaging 95 degrees during summer months. These conditions result in high peak demands on the City's energy supply and distribution system with the potential of causing disruption of supply or reduction of supply events. The conservation measures incorporated into this code assure that new buildings and additions to existing building provide energy efficiency in an effort to reduce the potential for energy supply disruption. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

TITLE 8. PRIMARY BUILDING CODE
CHAPTER 23. ADOPTION AND AMENDMENTS OF THE 2010 CALIFORNIA RESIDENTIAL CODE

SECTION 8-23.01 ADOPTION.

A. The International Residential Code, 2009 edition, together with those omissions, amendments, exceptions and additions thereto as amended in Part 2.5 of Title 24 of the California Code of Regulations are adopted and enacted, as the Primary Building Code of the City of Simi Valley and made part of this code by reference with the same force and effect as if fully set forth herein and shall be known as the 2010 California Residential Code.

B. One copy of the 2010 California Residential Code has been filed for use and examination of the public in the Office of the City Clerk of the City of Simi Valley.

SECTION 8-23.02 PORTIONS OF CALIFORNIA RESIDENTIAL CODE WHICH ARE NOT APPROVED, ADOPTED OR INCORPORATED BY REFERENCE.

The following portions of the California Residential Code, or of the appendix thereto, are not approved or adopted or incorporated in this Chapter by reference, and shall not be deemed to be a part of this Chapter nor a part of the building code of the City of Simi Valley:

A. Chapter 1 Division II, Administration.

SECTION 8-23.03 CROSS-REFERENCES TO CALIFORNIA RESIDENTIAL CODE.

The provisions of this Chapter contain cross-references to the provisions of the California Residential Code, in order to facilitate reference and comparison to those provisions.

SECTION 8-23.04 LOCAL AMENDMENTS.

The provisions of this Chapter shall constitute local amendments to the cross-referenced provisions of the California Residential Code and shall be deemed to replace the cross-referenced section of the California Residential Code with the respective provisions set forth in this Chapter.

SECTION R301 DESIGN CRITERIA.

This section is hereby amended to read as follows:

R301.1.3.2 Woodframe structures. The building official shall require construction documents to be designed, approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D_0, D_1 or D_2.

SECTION R401 GENERAL.

This section is hereby amended to read a follows:

R410.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundations spaces for all buildings. In additions to the provisions of this

chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) shall meet the provisions of section R322.

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

SECTION R403 FOOTINGS.

This section is hereby amended to read as follows:

R403.1.1 Minimum Size. Prescriptive reinforced concrete footings for one or two story woodframed residential buildings shall be dimensioned in accordance with Chapter 10 Section 1809.7 of this code.

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

R403.1.3 Seismic Reinforcing. Concrete footings located in Seismic Design Categories D0, D1 or D2 shall have minimum reinforcement. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D0, D1 or D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

FINDINGS:

Local Geological, Topographic Conditions – The City of Simi Valley, the greater Ventura County area, and the southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The City contains areas designated as flood zones, liquefaction, and landslide hazards. These amendments are required to address and clarify special needs to reduce hazards resulting from liquefaction or soil displacement due to strong seismic events. This modification to improve design and construction methods for foundations of residential structures shall be incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

SECTION R601 GENERAL.

This section is hereby amended to read as follows:

R601.1 Application. The provisions of this chapter shall control the design and construction of all walls and partitions for all buildings.

Not withstanding any other provisions of this Code, gypsum lath, gypsum sheathing, gypsum board, portland cement plaster, fiberboard, or particle board shall not be used as a structural

material or structural component to resist seismic forces in shear walls, braced wall panels, vertical diaphragms or other similar seismic resisting elements. When materials are substantiated by cyclic testing, demonstrating the necessary strength and ductility, and are approved by the Building Official, such materials may be used to resist seismic forces.

The wood structural panel shear walls using staples as fasteners shall not be permitted unless the structural panel assembly is substantiated by cyclic testing, and approved by the Building Official.

FINDINGS:

Local Geological Conditions - The City of Simi Valley, the greater Ventura area and southern California region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Gypsum wallboard and exterior Portland cement plaster have performed poorly during recent California seismic events. (Such as Loma Prieta and Northridge.) The shear values for gypsum wallboard, Portland cement stucco, fiberboard and staple fasteners contained in the code are based on mono-directional testing only. The limitation on the use of these systems as set forth in the amendment until cyclic loading testing are performed and evaluated in a more rigorous standard which will better prevent damage to a structure's lateral load resisting system which can result from local conditions. This modification is incorporated into the code to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Building Code. For this reason, this jurisdiction determines that these amendments are reasonably necessary.

I HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL

DATE December 27 2010

Office of the City Clerk

Signature