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

February 20, 2014

Michael A. Rodriguez
Chief Building Official
County of Monterey
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

RE: Ordinance #5230

Dear Mr. Rodriguez:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on February 3, 2014.

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

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

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

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

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY

Benny Young, Director
Carl P. Holm, AICP, Deputy Director

Michael A. Rodriguez, C.B.O., Chief Building Official
Michael Novo, AICP, Director of Planning
Robert K. Murdoch, P.E., Director of Public Works

168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
http://www.co.monterey.ca.us/rma

January 29, 2014

James McGowan
California Building Standards Commission
2525 Natomas Park Dr., Suite 130
Sacramento CA 95833-2936

Attn: Local Amendment filing for the County of Monterey

Enclosed please find Monterey County Ordinance #5230.

Section I of this Ordinance identifies each change to existing building standards and indicates the express findings as to why each amendment is reasonably necessary due to the local climatic, geological, or topographical conditions of Monterey County.

This is being sent to be filed with your office as is required.

Respectfully,

Michael A. Rodriguez, C.B.O.
Chief Building Official
831.784.5613

ORDINANCE NO. 5230

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING CHAPTER 1.22 OF THE MONTEREY COUNTY CODE RELATING TO CODE ENFORCEMENT AND REPEALING CHAPTERS 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.16, 18.17, AND 18.52 OF THE MONTEREY COUNTY CODE AND ADDING CHAPTERS 18.00, 18.01, 18.02, 18.02.5, 18.03, 18.04, 18.05, 18.06, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13 AND 18.16 TO THE MONTEREY COUNTY CODE RELATING TO ADOPTION OF THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, WITH RELATED ADMINISTRATIVE AND ENFORCEMENT PROVISIONS.

County Counsel Summary

This Ordinance amends the Monterey County Code to adopt the new California Building Standards Code mandated by the State of California, which is to become effective as of January 1, 2014, with County amendments to these standards based on local climatic, geological, and topographical conditions. The Ordinance repeals existing Monterey County Code provisions that refer to the former state building standards and their local amendments. This Ordinance also adds a section to Chapter 1.22, the Administrative Remedies for Code Enforcement chapter of the Monterey County Code, to authorize the recordation of notices of violation in the County Recorder's Office, and amends Chapter 1.22 to clarify that hearings may be used for enforcement of all notices of violation, and to clarify that any continuing code violation is a separate daily offense with corresponding fines and penalties.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. FINDINGS AND DECLARATIONS.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens. The amendments to Chapter 1.22 made by this ordinance protect and promote the public health, safety and welfare by clarifying administrative procedures that govern the enforcement for violations of the Monterey County Code and state laws delegated by statute to the County for enforcement. The amendment further specifically provides for recordation of notices of violation for violations of the County Code to increase the availability of this enforcement tool.

B. The 2013 California Building Standards Code contains building standards that establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and

ventilation, energy conservation and safety to life and property from fire, earthquakes, flood and other human-made and natural hazards and to provide safety to firefighters and emergency responders during emergency operations.

C. The 2013 California Building Standards Code includes the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Energy Code 2013 California Historical Building Code, 2013 California Fire Code, 2013 California Existing Building Code, 2013 California Green Building Standards Code, and the 2013 California Reference Standards Code.

D. State law requires that the 2013 California Building Standards Codes become effective throughout the state 180 days after its publication, which is not later than January 1, 2014.

E. Health and Safety Code Sections 17958.7 and 18941.5 provide that the governing body of the local government may make changes or modifications to the California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions provided that such changes or modifications are more restrictive building standards than those contained in the California Building Standards Code.

F. The Board of Supervisors desires to adopt the 2013 California Building Standards Code with changes or modifications based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions, and that such changes or modifications are more restrictive building standards than those contained in the California Building Standards Code.

G. The Board of Supervisors makes the following express findings to support changes and modifications to the California Building Standards Code for the County of Monterey:

1. **Climatic**

The climate of Monterey County is regulated by its proximity to the Pacific Ocean, resulting in a cool-summer Mediterranean climate. Monterey County's average high temperature ranges from around 61 °F in winter to 72 °F during the summer months. Average annual precipitation is around 19.5 inches with most rainfall occurring between October and April and little to no precipitation falling during the summer months. There is an average of 70 days with measurable precipitation annually. Summers in Monterey are often cool and foggy. During winter, snow occasionally falls in the higher elevations of the Santa Lucia Mountains and Gabilan Mountains that overlook Monterey County, but snow in Monterey County itself is extremely rare. The record lowest temperature was 20 °F on December 22, 1990. Annually, there are an average of 2.9 days with 90 °F+ highs, and an average of 2 days with lows reaching the freezing mark or lower.

The wettest year on record was 1998 with 41.01 inches of precipitation. The driest year was 1953 with 8.95 inches. The most precipitation in one month was 14.26 inches in February 1998. The record maximum 24-hour precipitation was 3.85 inches (98 mm) on December 23, 1995.

The amendments to the California Building Standards Code made by this ordinance are necessary for the preservation of the public health and safety and welfare due to the unique local climatic conditions found within Monterey County. Some areas of Monterey County are subject to localized and widespread floods and wildfires that have historically isolated areas of the County from others, making timely, effective emergency response difficult for the duration of the emergency. As such, buildings need to be designed and constructed to stricter fire and structural safety standards utilizing fire resistant building materials that are vital to ensure the life safety of the building occupants and responding fire personnel.

2. Geological

Monterey County lies within the California Coast Ranges, a region that rides on both the Pacific and North American tectonic plates. Regional tectonic forces generate an estimated relative motion between the North American and Pacific plates of approximately 2 inches per year. Over time, these forces have created the varied mountains and valleys seen in Monterey County today. There are four faults of concern in the Monterey County with the San Andreas and San Gregorio Faults considered the most active with evidence of historic or recent movement which form the eastern and western boundaries of the Salinian block. Seismic hazards in the County could potentially include surface rupture associated with an active fault, ground shaking during an earthquake, and seismically-induced ground failure, including liquefaction (the process in which water saturated sand and silt acquire some of the properties of a liquid and potentially become incapable of supporting structures).

The Salinas Valley is a 120-mile long and up to 6-mile wide northwest trending tectonic basin located in the central part of the California Coast Ranges in Monterey County. The Salinas River eroded a valley well below elevation of the bottom of the present Salinas Valley. Sediments being transported in the Salinas River in this earlier Salinas Valley consist of sand and gravel. Valleys which are tributary to the Salinas River downstream of Salinas contain basin deposits that were also deposited during the late Pleistocene/Holocene sea level rise. These basin deposits have a somewhat different mix of sediments from those found in the main Salinas Valley. The basin deposits consist of unconsolidated plastic clay and silty clay with much organic matter, and they locally contain thin layers of silt and silty sand.

Fine-grained estuary deposits are present for no more than 2 or 3 miles to the south of Salinas a result of being far enough from the ocean that it was not flooded during the late Pleistocene sea level rise. Pleistocene sediments in the southern part of the Salinas Valley consist predominantly of sand and gravel.

The amendments to the California Building Standards Code made by this ordinance are necessary for the preservation of the public health and safety and welfare due to the unique local geological conditions found within Monterey County. Monterey County is subject to earthquakes that have historically damaged roads normally used for emergency access, resulting in significantly increased response times to emergencies from responders. Stricter building standards requiring automatic fire sprinkler systems and stronger structural design criteria are

necessary to prevent damage to buildings, thereby decreasing the chance of injury or death for both building occupants and responding fire personnel.

3. **Topographical**

Monterey County encompasses over 2.1 million acres of which approximately 1.2 million acres are forest and rangeland. The County of Monterey has miles of wild land urban interface, where back yards of homes meet the natural vegetation (coastal sage scrub and chaparral) in canyons and on hillsides. Access is made difficult by terrain that includes hills, mountains and canyons characterized by steep slopes, deeply incised canyons and narrow valleys. Elevations range from sea level to over 5,800 feet above mean sea level. These varying topographic conditions create delays for emergency personnel during fire events.

The Salinas Valley of Monterey County is bounded on the northeast by the Gabilan Highlands and to the southwest by both the Santa Lucia Range and, in the northern part of the valley, by low hills formerly occupied by the former Fort Ord. To the north of Soledad, the Gabilan Highlands are called the Gabilan Range. The Gabilan Range reaches a maximum elevation of approximately 3,600 feet at Gabilan Peak. To the south the Gabilan Highlands reach a maximum elevation of approximately 2,600 feet. On the southwest side of the valley and to the south, the Santa Lucia Range rises steeply from the southwest edge of the Salinas Valley, reaching a maximum elevation of approximately 5,600 feet.

The amendments to the California Building Standards Code made by this ordinance are necessary for the preservation of the public health and safety and welfare due to the unique local topographical conditions found within Monterey County. The terrain in County of Monterey varies from near sea level in the West to extremely steep mountains in the East, with numerous rivers and streams flowing through the County that create differing impediments to public safety access to areas of the County. Stricter building standards for buildings that may be inhabited require automatic fire sprinkler systems and stronger structural design to prevent damage to buildings, thereby decreasing the chance of injury or death for both building occupants and responding fire personnel.

H. The adoption of this ordinance is categorically exempt under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308 because it adopts local amendments to the California Building Standards Code that provide for stricter building standards due to local climatic, geological, and topographical conditions, as more fully explained in the above findings.

SECTION 2. Section 1.22.035 is added to Chapter 1.22 of the Monterey County Code to read as follows:

1.22.035 Notice of violation recordation.

A. Notice of intent to record. If the Enforcement Official determines that a violation of any provision of this Code exists, the Enforcement Official may cause to be mailed to the owner, as reported on the latest equalized assessment roll, and the responsible person if different from the owner, a notice of intention to record a notice of violation. The notice shall include a description of the property, a description of the violation, the action necessary to abate the

violation, the time limit for compliance, and the intent to record the notice of violation. The notice shall provide opportunity for the owner and/or responsible person to present evidence by a date certain as to why the notice should not be recorded.

B. Recording of notice of violation. The Enforcement Official may record a notice of violation with the County Recorder on the property which is the subject of the violation after the time limit for compliance if the violation has not been cured within the time limit set for compliance, or the owner or responsible person fails to provide sufficient evidence to establish reasonable doubt that a violation exists, or, if a hearing is held, after the Hearing Officer has determined responsibility.

C. Right of appeal. If, following recordation of the notice of violation, the owner, responsible person or his or her authorized agent disagrees with the determination that a violation of this Chapter exists on the property and such determination has not already been made as a result of a hearing under this Chapter, he or she may apply for a "Removal of Notice of Violation" by requesting a hearing before the Hearing Officer pursuant to the provisions of this Chapter of the Monterey County Code.

D. Removal of notice of violation. The Enforcement Official shall submit the "Removal of Notice of Violation" to the County Recorder for recordation when the violation no longer exists and all required work to abate the violation has been completed and approved as determined by the Enforcement Official or Hearing Officer on appeal. A fee shall be paid by the owner or occupant for processing the "Removal of Notice of Violation". The fee for the submittal of the "Removal of Notice of Violation" shall be set from time to time by the Board of Supervisors.

SECTION 3. Subsection D of Section 1.22.040 of the Monterey County Code is amended to read as follows:

D. If full compliance is not achieved within the time period specified in any notice of violation, the Enforcement Official may request a hearing before the Hearing Officer to determine the existence of any violations, establish the requirement of all corrective actions, and assess the appropriateness of any administrative penalties and administrative costs.

SECTION 4. Subsection C of Section 1.22.200 of the Monterey County Code is added to read as follows:

C. Each and every day during any portion of which any violation of any provision of this Code is committed, continued, or permitted shall be considered a separate violation, and administrative penalties or fines shall be assessed accordingly as prescribed in Sections 1.22.090 and 1.22.100 of this Chapter.

SECTION 5. Chapters 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.16, 18.17 and 18.52 of the Monterey County Code are hereby repealed.

SECTION 6. The Table of Contents of Title 18 of the Monterey County Code shall be

amended to read as follows:

Chapter 18.00	General Provisions
Chapter 18.01	Building Standards Administrative Code
Chapter 18.02	Building Code
Chapter 18.02.5	Residential code
Chapter 18.03	Electrical code
Chapter 18.04	Mechanical Code
Chapter 18.05	Plumbing Code
Chapter 18.06	Energy Code
Chapter 18.07	(Reserved)
Chapter 18.08	Historical Building Code
Chapter 18.09	Fire Code
Chapter 18.10	Existing Building Code
Chapter 18.11	Green Building Standards
Chapter 18.12	California Referenced Standards Code
Chapter 18.13	Codes and Standards Adopted as Reference
Chapter 18.14	Property Maintenance Code
Chapter 18.15	Housing Code
Chapter 18.16	Grading
Chapter 18.17	(Reserved)
Chapter 18.20	(Reserved)
Chapter 18.22	(Reserved)
Chapter 18.24	(Reserved)
Chapter 18.25	Preservation of Historic Resources
Chapter 18.26	(Reserved)
Chapter 18.27	Mills Act Pilot Program
Chapter 18.28	(Reserved)
Chapter 18.32	(Reserved)
Chapter 18.36	(Reserved)
Chapter 18.38	(Reserved)
Chapter 18.40	Inclusionary Housing
Chapter 18.42	Residential Energy Audit and Energy Conservation Measures
Chapter 18.44	Residential and Commercial Water Conservation Measures
Chapter 18.46	Regulations to Control Intensification of Water Consumption in the California American Water Company Service Area
Chapter 18.48	Regulations Regarding Development in the Carmel Valley Master Plan Area
Chapter 18.50	Residential Commercial and Industrial Water Conservation Measures
Chapter 18.51	(Reserved)
Chapter 18.52	(Reserved)
Chapter 18.54	(Reserved)
Chapter 18.56	Wildfire Protection Standards in State Responsibility Areas
Chapter 18.60	Carmel Valley Road Traffic Mitigation Fee
Chapter 18.62	Development Agreements

SECTION 7. Chapter 18.00 is added to the Monterey County Code to read as follows:

CHAPTER 18.00

GENERAL PROVISIONS

Sections:

18.00.010	**Compliance with provisions.**
18.00.020	**Continuation of public nuisance.**
18.00.030	**Right of entry.**
18.00.040	**Refusal to issue permits, licenses or other entitlements.**
18.00.050	**Restrictions within Monterey Peninsula Water Management District area.**
18.00.060	**Agrarian Easements.**

18.00.010 Compliance with provisions.

It is prohibited to make any use of or to allow any use of building or structures which are not allowed under this Title. It shall be unlawful for any person, firm or corporation whether as principal agent, employee, landlord, tenant or otherwise to permit, allow or cause the setup, alteration, erection, construction, enlargement, conversion, or maintenance of any building or structure contrary to the provisions of this Title and/or to permit, allow or cause establishment, operation or maintenance of any use of the land, building or premise which is contrary to the provisions of this Title. Any person violating any provision of this Title, including the violation of any condition of a permit or variance, is guilty of a misdemeanor, unless in the discretion of the prosecution, it is charged as an infraction.

18.00.020 Continuation of public nuisance.

It is prohibited for any person, firm or corporation to maintain, permit, or allow a public nuisance to exist upon his or her property, or premise, or for any person occupying or leasing the property or premises of another to maintain, permit or allow a public nuisance to exist thereon, after reasonable notice in writing from an enforcement officer, to remove, discontinue or abate the nuisance has been served on the person, firm or corporation.

18.00.030 Right of entry.

Whenever there is cause to suspect a violation of any provision of this Title, or whenever necessary to investigate either an application for granting, extension or modification of any application described in this Title, or an action to revoke or modify a discretionary permit, or whenever necessary to investigate a proposed amendment of this Title, the enforcing officers or their duly authorized representatives may enter any site for the purpose of investigation, provided they shall do so in a reasonable manner. No owner or occupant or agent thereof shall, after

reasonable notice and opportunity to comply, refuse to permit such entry. In the course of such inspection, no enclosed building or structure shall be entered without the express permission of the owner or occupant. When necessary and with the prior approval of the District Attorney or County Counsel, the responsible enforcing officer may apply to the Court for an inspection warrant.

18.00.040 Refusal to issue permits, licenses or other entitlements.

A. Notice of violation from responsible enforcing officer. Upon notification by the responsible enforcing officer that a violation exists, no department, commission, or public employee of the County of Monterey that is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements where there is an outstanding violation of this Title involving the property upon which there is a pending application for such permit, license or other entitlement except those necessary to abate the violation of this Title, if such are obtainable.

B. Extent of authority to refuse. The authority to refuse to issue permits, licenses or other entitlement shall apply whether the applicant for the permit was the owner of record at the time of such violation or whether the applicant is either the current owner of record or a vendor of the current owner of record pursuant to a contract of sale of the real property, with or without actual or constructive knowledge of the violation at the time of his or her interest in such real property.

C. Written notice to applicant of refusal. Written notice of the refusal to issue shall be mailed to the applicant for the permit, license or entitlement and to the property owner. Such written notice shall include information regarding the specific violation and the action necessary to abate the violation.

D. Right of appeal. If the owner, occupant or his or her authorized agent disagrees with the determination that a violation of this code exists on the property, he or she may apply for a rescission of the notice of refusal by requesting a hearing before the County Hearing Officer pursuant to the provisions of Chapter 1.22 of the Monterey County Code.

E. Rescission of notice of refusal. The responsible enforcing officer shall rescind the notice of refusal when the violation no longer exists and all required work to abate the violation has been completed and approved as determined by the Building Official or County Hearing Officer on appeal.

18.00.050 Restrictions within Monterey Peninsula Water Management District area.

Permit limits. No building shall be constructed nor shall a permit for the construction of a building be issued on any parcel or lot within the territorial boundaries of the Monterey Peninsula Water Management District, except upon evidence of adequate potable water service, or a current water connection permit from the Monterey Peninsula Water Management District.

18.00.060 Agrarian Easements.

A. Entitlements. Prior to the issuance of any building permit pursuant to Title 18 of

this Code, the property owner of property in zoning districts specified in Subsection C of this Section shall execute and record an agrarian easement in a form approved by County Counsel which will preserve and protect agricultural activities as described in Chapter 16.40 of this Code. For the purpose of this Section, an "agrarian easement" is an easement that will allow dust, noise, and odors emanating from lawful agricultural activities on adjoining or proximate real property to burden the property subject to the easement. The requirements of this Section may be waived, or the easement may be released or reconveyed, when the Agricultural Commissioner finds that such requirement is not necessary for the preservation or protection of agricultural activities and such finding is concurred with by the person or decision maker which makes or made the final decision on the entitlement on which the easement may be or was imposed as a condition of approval. This Section shall not apply to legal lots or record which conform to the minimum parcel size requirements of Title 21 of this Code on the effective date of this Chapter.

B. Annexations. The County Administrative Officer shall request the Local Agency Formation Commission to require, as a condition of approval of any annexation of real property into an incorporated city which has not adopted or which does not enforce a similar requirement for agrarian easements, that such annexed territory be subject to an agrarian easement as described in Subsection A of this section, enforceable by the County of Monterey as well as any property owner who may otherwise be protected by such easement.

C. Applicability. The provisions of this Section are applicable throughout the unincorporated areas of the County of Monterey which are specifically classed and zoned as follows:

1. Non-Coastal: Farmlands Zoning District (F), Permanent Grazing Zoning District (PG), Rural Grazing (RG) and Resource Conservation Zoning District (RC);

2. Coastal: Agricultural Preservation (CAP-CZ), Agricultural Conservation (AC-CZ) and Resource Conservation (RC-CZ).

SECTION 8. Chapter 18.01 is added to the Monterey County Code to read as follows:

CHAPTER 18.01

BUILDING STANDARDS ADMINISTRATIVE CODE

Sections:

18.01.010	**General.**
18.01.020	**Applicability.**
18.01.030	**Duties and powers of Building Official.**
18.01.040	**Permits.**
18.01.050	**Fees.**
18.01.060	**Building Standards Appeals Board.**
18.01.070	**Violations.**

18.01.010 General.

A. The provisions of this Chapter shall apply to the administration of building standards of the California Building Standards Code as adopted and amended by the County of Monterey, which code shall hereafter be known as the "Building Standards Code for the County of Monterey". Division II of Chapter 1 of Part 2 of Title 24 of the California Code of Regulations, as modified by this Chapter, shall govern the scope and administration of the Building Standards Code for the County of Monterey. References in this Chapter to sections of the "California Building Code" are to sections in Division II of Chapter 1 of Part 2 of Title 24 of the California Code of Regulations.

B. Purpose. The purpose of this Chapter is to establish uniform and coordinated administrative regulations among the various referenced codes that are part of this Chapter. In the event of any differences between these administrative regulations and those found in the referenced codes, the text of these regulations shall govern.

C. Subsection 101.1 of Section 101 of the California Building Code shall be amended to read as follows:

101.1 Title. These regulations shall be known as the Building Standards Code for the County of Monterey, hereinafter referred to as "this code".

D. Subsection 103.1 of Section 103 of the California Building Code shall be amended to read as follows:

103.1 Creation of enforcement agency. The Building Services Department is hereby designated as the enforcement agency for the administration of this Chapter, and the official in charge thereof shall be known as the Building Official.

E. Subsection 102.4 of Section 102 of the California Building Code is amended to add the following referenced codes and standards:

1. California Building Code.
2. California Residential Code.
3. California Electrical Code.
4. California Mechanical Code.
5. California Plumbing Code.
6. California Energy Code.
7. California Historical Building Code.
8. California Fire Code.

9. California Existing Building Code.

10. California Green Building Standards Code.

11. California Referenced Standards Code.

12. Codes and standards referenced within each of the above referenced codes.

13. Any local amendments to the referenced codes and standards as adopted and approved by the Board of Supervisors and incorporated into the Monterey County Code.

14. Chapters 16.08, 16.12, 18.13, 18.14, 18.15, and 18.16 of the Monterey County Code.

18.01.020 Applicability.

Alterations and repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Title. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty (50) percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty (50) percent or more of the existing internal structural and/or non-structural framework, plumbing, mechanical and/or electrical installations, independently or in combination thereof, the entire building shall be made to conform to the current provisions of this Title. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Title shall be at the sole discretion of the Building Official.

18.01.030 Duties and powers of Building Official.

A. Subsection 104.7.1 shall be added to Section 104 of the California Building Code to read as follows:

104.7.1 Department records. The Building Official shall maintain sufficient records to show the approved use, occupancy and type of construction for all structures requiring permits and the code standards applicable to any existing building as required by state law. Such records shall include any special administrative approvals including alternate materials, methods of design and construction, modifications and tests. The Building Official shall also maintain an official copy of the plans of every building issued a building permit during the life of the building except for:

1. Single family dwelling not more than two stories and basement in height and their accessory structures.

2. Any one-story building where the span between bearing walls does not exceed twenty-five feet except for steel frame or concrete buildings.

3. Any building containing a bank, other financial institution, or public utility.

These exceptions shall not apply to a community apartment project, condominium project,

planned development, or a stock cooperative as defined in Section 1351 of the Civil Code.

B. California Building Code Section 104 shall be amended to add subsection 104.12 to read as follows:

104.12 License qualified trade persons, special inspectors and approved fabricators. The Building Official is authorized to review and approve license applications for qualified trade persons for annual permits, special inspectors and approved fabricators. A reasonable fee may be charged for this review and approval as prescribed by resolution of the Board of Supervisors.

C. Subsection 104.13 shall be added to Section 104 of the California Building Code to read as follows:

104.13 Violations of substandard and unsafe buildings.

1. Refusal to issue permits, licenses or approvals. Except for maintenance or emergency repairs, the Building Official may withhold the issuance of any permit, license or other approval under this Chapter when the Building Official determines that reasonable cause exists that a violation of the Monterey County Code exists on the property upon which there is a pending application for such permit, license or approval. The Building Official may withhold the issuance of a permit, license or approval until the applicant provides sufficient evidence to establish that the proposed work or action to be taken will comply will all applicable federal, state and local laws. The Building Official shall withhold the issuance of any permit, license or approval where there is an outstanding violation of this Title and/or other provisions of the Monterey County Code involving the property upon which there is a pending application for such permit, license or other entitlement except those necessary to abate the violation of this Title or other applicable provision of the Monterey County Code, if such are obtainable.

2. Investigate violations and issue notices and orders. The Building Official shall investigate violations and issue all necessary notices or orders to ensure compliance with this Chapter and may record any such notice or order with the County Recorder as provided for in Monterey County Code Section 1.22.035.

3. Evacuation. The Building Official shall be authorized to order the immediate evacuation of any occupied building or property deemed unsafe when such building or property has hazardous conditions that present imminent danger to its occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the Building Official.

4. Demolition. The Building Official shall order the owner of any premises upon which is located any structure, which in the Building Official's judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure. If the owner of such premises fails to comply with a demolition order within the time prescribed, the Building Official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons. All costs including necessary administrative and overhead

costs for such removal shall be borne by the owner. Failure to pay such costs may result in the County placing a lien or other encumbrance on the property title.

5. Closing of vacant structures. If the structure is vacant and unfit for occupancy but not in danger of structural collapse or unsafe for emergency response personnel, the Building Official is authorized to post a placard of condemnation on the premises and order the structure and premises to be boarded and secured against entry so as not to be an attractive nuisance. Upon failure of the owner to comply with such order within the time specified, the Building Official shall cause the structure and premises to be boarded and secured against entry through any available public agency or by contract or arrangement by private persons. Boarding the building for future repair shall not extend beyond one year, unless approved by the Building Official. All costs including necessary administrative and overhead costs for such boarding shall be borne by the owner. Failure to pay such costs may result in the County placing a lien or other encumbrance on the property title.

6. Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this Chapter and the referenced codes and standards set forth in this Chapter in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The Building Official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

7. Authority to condemn equipment. When any equipment, or portion thereof, regulated by this Chapter has become hazardous to life, health, or property, or when such equipment has been installed without required approvals, the Building Official is authorized to order that the equipment either be removed or restored to a safe or sanitary condition, as appropriate. When equipment or an installation is to be disconnected, the Building Official shall give written notice of the disconnection and causes therefor as soon as practical to the serving utility, owner, and occupant of the building, structure, or premises.

8. Notice. Whenever the Building Official has condemned a structure or equipment under the provisions of this section, a notice to that effect shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall contain a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. The Building Official shall remove the condemnation notice whenever the defect or defects have been eliminated. Notice shall also be served on the owner of the structure or equipment by personal service or certified or first-class mail addressed to the last known address. If such mailed notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Removal of the notice by anyone other than the Building Official is a misdemeanor.

9. Record. The Building Official shall cause a report to be filed on an unsafe condition in the Building Services Department records for the property where the unsafe

condition exists. The report shall state the occupancy of the structure and the nature of the unsafe condition.

10. Weed abatement. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, the Building Official shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner. Failure to pay such costs may result in the County placing a lien or other encumbrance on the property title.

11. Summary abatement. Where conditions exist that are deemed hazardous to life and property, the Building Official is authorized to abate summarily such hazardous conditions that are in violation of this Chapter.

12. Collection of costs. Whenever the County of Monterey or its authorized agent has abated any violation of this Chapter, the Building Official may recover the costs of such enforcement by all available legal means from the owner including but not limited to a lien, encumbrance, or special assessment upon such real estate. When any structure has been ordered demolished and removed, the Building Official shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted to the owner of the premises. If such a surplus does not remain to be turned over, the report shall so state.

D. Subsection 111.4 of Section 111 of the California Building Code shall be amended to read as follows:

111.4 Suspension and revocation of permit and Certificate of Occupancy. The Building Official may, in writing, suspend or revoke a permit or Certificate of Occupancy issued under the provisions of this Chapter whenever the permit or Certificate of Occupancy has been issued in error, on the basis of incorrect information supplied, without the payment of the required fees, fines or penalties or in violation of any Federal, State or local ordinances or entitlements whenever any work is being done contrary to the provisions of this Chapter. Such local ordinances and entitlements include but shall not be limited to:

1. Any provision of the approved plans, referenced codes or any other provision of the Monterey County Code, which are applicable to the work.

2. Any conditions of approval required by other departments or agencies within Monterey County, including but not limited to other County departments, fire protection districts, water districts or agencies, which are applicable to the work.

3. Preservation standards for archeological, biological, environmental or historic or other similarly protected resources.

4. Safety and noise standards for onsite use or occupancy, adjacent properties or the public way, as determined by the Building Official.

5. Any administrative citations and compliance orders including the payment of any

fines or penalties.

6. Any air or water quality standards, including but not limited to asbestos, lead paint or other hazardous material contamination.

7. Any required license, security or insurance related to the work.

18.01.040 Permits.

A. Paragraph 1 of subsection 105.2 of Section 105 of the California Building Code shall be amended to read as follows:

105.2 Work exempt from permit. Exemptions from building permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Although building permits will not be required as exempted in this section, other agencies or County departments may need to review for compliance with other provisions of the County Code and County regulations. Permits shall not be required for the following:

B. Subsection 105.2 of Section 105 of the California Building Code shall be amended to add the following exemptions:

Building

14. One-story detached structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred forty (240) square feet and the structure does not contain any electrical, plumbing or mechanical work and is not used to store hazardous materials or vehicles. Such structures shall be in substantial conformance with all provisions of this Title and all referenced codes.

15. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a structure and do not serve as a component of any required exit.

16. One agricultural building or structure on a lot of record that is 2.5 acres or more in size that is one story in height and does not exceed 500 square feet in area. Such structures shall be in substantial conformance with all provisions of this Title and all referenced codes.

Electrical

Low Voltage Electrical. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Miscellaneous

1. Any other work similar in nature to exempt categories as determined in writing by the Building Official.

B. Subsection 105.3.2 of Section 105 of the California Building Code shall be deleted in its entirety and replaced with the following:

105.3.2 Time limitation of application. An application for a permit for any proposed work shall expire one year after the date of filing unless a permit has been issued or the Building Official has granted an extension of time. The permit applicant shall request any desired application extension in writing prior to expiration and provide justifiable cause for any delays in taking action. The Building Official may grant an extension of time up to one additional year to obtain a permit only if the proposed work will comply with all laws in effect at the time of the granting of such extension. A reasonable fee may be charged for any extension as prescribed by resolution of the Board of Supervisors.

C. Subsection 105.5 of Section 105 of the California Building Code shall be amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one year after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one year after the time work is commenced. Work shall be considered to be suspended and/or abandoned if one or more required County department inspections have not been performed and documented in County records consistent with this code within the requisite one year time period. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods up to but not more than one year each. The extension shall be requested in writing prior to expiration and justifiable cause shall be demonstrated. The Building Official may grant such extension of time to complete the construction only if the proposed work will comply with all laws in effect at the time of granting such extension. A reasonable fee may be charged for any extension as prescribed by resolution of the Board of Supervisors.

D. Subsection 107.3.3 of Section 107 of the California Building Code shall be amended to read as follows:

107.3.3 Phased approval. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been approved, provided that adequate information and detailed documentation has been filed, reviewed and approved demonstrating substantial compliance with applicable provisions of this Chapter and/or referenced codes. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. Reasonable additional fees as prescribed by resolution of the Board of Supervisors may be assessed for any building or structure submitted for phased approval and/or field inspection.

E. Compliance with other regulations. No permit shall be issued or approved for any proposed work that does not comply with other applicable provisions of the Monterey County Code as determined by the Building Official.

18.01.050 Fees.

Section 109 of the California Building Code shall be amended to read as follows:

Section 109 Fees.

A. Payment of fees. A permit shall not be valid until the fees prescribed by resolution of the Board of Supervisors have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

B. Schedule of permit fees. On all construction work requiring a permit under this Chapter, a fee for each permit shall be paid as required, in accordance with the fee schedule as approved by the Board of Supervisors in effect at the time of issuance or revision of such permit. Fees for services shall be based on the estimated reasonable cost of providing the services. Costs shall include both direct and indirect costs of providing services according to generally accepted accounting principles.

C. Building permit valuation. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuation shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the Building Official may request that the applicant provide detailed signed copies of actual construction contracts provided by a licensed contractor(s) to verify actual construction costs. The Building Official may determine a minimum building permit valuation by calculation using the most current issue of Building Valuation Data offered by the International Code Council. Due to Monterey County's proximity to the San Francisco Bay Area and the higher complexity and cost of construction in this area, a regional valuation modifier of 1.25 consistent with other jurisdictions in the Bay Area shall be used. Final permit valuation consistent with one of these methods shall be set by the Building Official.

D. Work commencing before permit issuance. Any person who commences any work requiring a permit under this Chapter before obtaining the necessary permit shall be subject to additional fees as established by resolution of the Board of Supervisors.

E. Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a permit under this Chapter shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

F. Refunds. Refunds for fees on construction work requiring a permit under this Chapter shall be in accordance with the fee refund policy as approved by the Board of Supervisors in effect at the time of request for such refund. Amount of refunds shall be based on the balance of monies remaining from the payment of fees after accounting for the estimated reasonable cost of services provided prior to the voluntary cessation of work and/or the expiration and un-renewed permit. Application for refunds shall be made in writing within one year from original payment of fees or the date of voluntary cessation of work or permit expiration.

18.01.060 Building Standards Appeals Board.

Section 113 of the California Building Code shall be amended in its entirety to read as follows:

Section 113 Board of Appeals

A. General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Chapter, there shall be and is hereby created a Building Standards Appeals Board. At the request of the fire chief of a local fire protection district, this board may also hear appeals of the orders, decisions or determinations made by the fire chief relative to the application and interpretation of the California Fire Code as adopted and amended by the County of Monterey.

B. Scope of appeals. An application for appeal shall be based on a claim that the true intent of this Chapter or the rules legally adopted there under have been incorrectly interpreted, the provisions of the Chapter do not fully apply, or an equally good or better form of construction is proposed.

C. Limitation on authority. The board shall have no authority to waive or reduce requirements of this Chapter. The board shall have no authority or jurisdiction over any matter that is appealable under the Monterey County Code to any other board, commission or the County Hearing Officer. The board shall not consider the subject matter of any appeal until the appellant provides sufficient evidence to establish that the appeal was filed and applicable fees were paid within the applicable time limits for filing of appeals pursuant to this Chapter.

D. Who may appeal. Any owner whose interests are adversely affected by any order, decision or determination made by the Building Official pursuant to the provisions of this chapter and within the limits of authority specified herein, may file an appeal to the Building Standards Appeals Board. For purposes of this section, owner means any individual, corporation, partnership, firm or any other group acting as a unit having a legal or equitable interest in the property as recorded in the official records of the Assessor-County Clerk-Recorder for the County of Monterey, including the guardian or trustee of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

E. Terms of appointment. Standing members of the board shall be appointed by the Board of Supervisors to serve a term of five years unless removed for cause. Initial appointments for standing members shall consist as follows: one for five years, one for four years, one for three years, one for two years, and one for one year. Thereafter, each new member shall serve for five years. Members may serve following expiration of a term until a successor has been appointed. Alternate members of the board shall be appointed by the Board of Supervisors. Initial appointment of alternate members shall be one for five years and one for three years. Thereafter, each alternate member shall serve for five years. Adjunct members of the board shall be appointed by the Board of Supervisors. Initial appointment of adjunct members shall be one for four years and one for two years for the physically disabled members and one public member for three years. Thereafter, each adjunct member shall serve for five years.

F. Standing members. The board shall consist of five standing members who are qualified by experience and training and specifically knowledgeable in the California Building Standards Codes and applicable local ordinances to pass on matters pertaining to building standards other than those related to accessibility and who are not employees of the County of Monterey. The standard members shall be composed of the following:

1. One State of California licensed architect.

2. One State of California registered civil or structural engineer.

3. One State of California registered mechanical engineer or licensed plumbing (C-36) or warm-air heating, ventilating and air-conditioning (C-20) contractor.

4. One State of California registered electrical engineer or licensed electrical contractor (C-10).

5. One State of California registered fire protection engineer or licensed fire protection contractor (C-16).

G. Alternate members. The board shall also include two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall be one State of California licensed architect and one State of California registered civil or structural engineer.

H. Accessibility appeal members. When the board considers appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of building standards for accessibility, the board shall consist of two standing or alternate members and three adjunct members. Adjunct members shall include two physically handicapped members and one public member. The two standing or alternate members to hear such appeal shall be chosen by the chairperson prior to commencement of the appeal hearing.

I. Conflict of interest. Any standing, alternate or adjunct member shall not hear an appeal in which that member has a personal, professional or financial interest.

J. Filing of appeals. All appeals shall be in writing and shall be specific and in sufficient detail to provide a clear basis for issuing the requested decision. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal. All appeals shall be filed with the Building Official within thirty (30) days after written notice of the decision from which the appeal is being taken has been mailed to the applicant. A fee for such appeals shall be established by resolution of the Board of Supervisors and payable at the time of filing. No appeal shall be accepted without the payment of such fee. No part of such fee shall be refundable unless the appeal is timely withdrawn as determined by the Building Official. Refunds shall be made pursuant to the provisions of this chapter.

K. Finality of decisions. The decisions of this board shall be conclusive and final and an exhaustion of administrative remedies.

L. Rules and procedures. The board is authorized to establish policies and

procedures necessary to carry out its duties, which shall at a minimum include the following:

1. Chairperson. The board shall annually select one of its members to serve as chairperson.

2. Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

3. Secretary. The Building Official shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the Building Official.

4. Compensation of members. Members shall serve without compensation, but shall receive their actual and necessary travel expenses in the performance of their duties.

5. Quorum and voting. Attendance by three or more members, including alternate and adjunct members as applicable, shall constitute a quorum for all business and decisions. Decisions of the board shall require a majority vote of the quorum.

6. The board shall meet on an as needed basis upon notice from the chairperson of the filing of an appeal.

7. Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.

8. Conduct of hearings. Hearings shall be conducted in a manner that affords the appellant and the Building Official with notice of the hearing, an opportunity to present testimony and witnesses, and to cross examine witnesses. The hearings need not be conducted according to strict rules of evidence but only relevant information shall be considered. The Board may continue the hearing, including to request additional evidence from the parties. Upon conclusion of the hearing, the Board may take the matter under submission and deliberate in private.

9. Requests for continued and delayed hearings. The board shall adopt rules on the justifying nature and time limits for requests for continued and delayed hearings by the Building Official or appellant.

10. Board decision. The decision of the board shall be by resolution. Certified copies shall be furnished to the appellant and to the Building Official.

M. Liability. Members of the board while acting for the County of Monterey in good faith and without malice in the discharge of the duties required by this Chapter or other pertinent law or ordinance, shall not thereby be rendered liable personally and are hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against a member of the board because of an act performed by that member of the board in the lawful discharge of duties and under the provisions of this Chapter shall be defended by legal

representatives of the County of Monterey until the final termination of the proceedings. The member of the board shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Chapter.

18.01.070 Violations.

Section 114 of the California Building Code shall be amended in its entirety to read as follows:

Section 114 Violations

A. Compliance with building standards. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment or perform any grading work regulated by this Chapter, or cause same to be done, in conflict with or in violation of any of the provisions of this Chapter.

B. Compliance with permit requirements. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment or perform any grading work regulated by this Chapter, or cause same to be done without first obtaining a permit from the Building Official.

C. Expired permits. It shall be unlawful for any person, firm or corporation to fail to obtain final inspection approval from the Building Official on any permit issued pursuant to the provisions of this Chapter prior to its expiration. Expired permits shall be renewed upon subsequent application and shall complete the proposed work in compliance with the current provisions of this Chapter or shall restore the property and building to their former use and configuration.

D. Unreasonable state of partial construction. It shall be unlawful for any person, firm or corporation to permit any building or structure to remain in an unreasonable state of partial construction. An unreasonable state of partial construction exists if any of the following occurs:

1. Proposed work has not been diligently pursued on a consistent basis and the appearance of the structure or the construction site substantially detracts from the appearance of the neighborhood.

2. Condition of the structure or the construction site is detrimental to the public health, safety and welfare.

3. Structure or construction site has become an attractive nuisance.

E. Duty to maintain properties and structures. It shall be unlawful for any person, firm or corporation to fail to maintain any building, structure, equipment, premises or grading work regulated by this Chapter with the provisions of the building standards that lawfully existed at the time of construction or with subsequent minimum maintenance standards established by state or local law or this Chapter for existing buildings and property.

F. Prohibited conditions. It shall be unlawful for any owner to create, maintain or

permit the continued existence of any dangerous structure or premises, unsafe condition, unsafe equipment, unsafe structure, any structure that is unfit for human occupancy, any substandard building or premises or any unlawful structure or any other hazards as defined in this Chapter. Such violations are public nuisances and the owner shall abate or cause to be abated or corrected such conditions either by repair, rehabilitation, demolition or other approved corrective action without delay.

G. Prohibition for substandard buildings. It shall be unlawful for any person, firm or corporation to create, maintain or permit the continued existence of a substandard building as defined in this Chapter.

H. Prohibited occupancy. It shall be unlawful for any owner to occupy or permit a person, firm or corporation to occupy any structure or premises condemned and placarded by the Building Official. It shall be unlawful for any person to enter such structure or premises except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

I. Compliance with notices and orders. It shall be unlawful for any person, firm or corporation to fail to comply with any order of the Enforcement Official for the evacuation of any occupied building or property, disconnection of service utilities or equipment, stop work order or the suspension and revocation of permits or certificate of occupancies.

J. Removal of posted notices and orders. It shall be unlawful for any person, firm or corporation to remove or deface any notices or orders posted by the Building Official on any structure or any property until the Building Official gives written approval for such removal.

K. Interference with ordered corrective actions. It shall be unlawful for any person, firm or corporation to obstruct, impede or interfere or attempt to obstruct, impede or interfere with any person engaged in the lawful work of vacating, repairing or demolishing any building, structure, equipment, premises or performing any grading work or performing any necessary act preliminary to or incidental to such work when that action is being taken to correct violations of this Chapter as ordered by the Enforcement Official.

SECTION 9. Chapter 18.02 is added to the Monterey County Code to read as follows:

CHAPTER 18.02

BUILDING CODE

Sections:

18.02.010	**Adoption.**
18.02.020	**Applicability of local amendments.**
18.02.030	**Fire sprinkler requirements.**
18.02.040	**Roofing requirements.**
18.02.050	**Solar photovoltaic system requirements.**
18.02.060	**Structural requirements.**

18.02.010 Adoption.

That certain document entitled 2013 California Building Code, California Code of Regulations, Title 24, Part 2, Volumes 1 and 2, which includes Appendices C, G and J as published by the California Building Standards Commission, which is based on the 2012 International Building Code with applicable amendments from the State of California, and the local amendments of this Chapter, are hereby adopted as the Building Code for the County of Monterey.

18.02.020 Applicability of local amendments.

Notwithstanding any provisions of the 2013 California Building Code to the contrary, the local amendments in this Chapter shall apply.

18.02.030 Fire sprinkler requirements.

Fire sprinkler requirements shall also conform to the local amendments of the Fire Code in Chapter 18.09 of the Monterey County Code.

18.02.040 Roofing requirements.

Roofing requirements shall also conform to the local amendments of the Fire Code in Chapter 18.09 of the Monterey County Code.

18.02.050 Solar photovoltaic system requirements.

Solar Photovoltaic System requirements shall also conform to the local amendments of the Fire Code in Chapter 18.09 of the Monterey County Code.

18.02.060 Structural requirements.

A. Use of reinforced concrete. All concrete used for footings, foundation, basement and story walls, piles, pile caps, beams, structural slabs and diaphragms, frames, columns and all other structural members in all structures shall be constructed of reinforced concrete except as noted in subsection E below.

B. Use of reinforced masonry. All masonry used for basement and story walls, beams, frames, columns, fences, above grade enclosures and all other structural members in all structures shall be constructed of reinforced masonry designed to resist all applicable loads.

C. Materials for shear walls and diaphragms in wood framed construction. Shear walls and diaphragms shall be constructed of wood structural panels. Plywood sheathing used in shear walls and blocked diaphragms shall be a minimum of four-ply construction. Shear wall materials shall be applied directly to framing members and be nailed on all edges. Diaphragm materials shall be applied directly to framing members, solid lumber planking or laminated decking. Fasteners for shear walls and diaphragms shall be common nails with full heads that meet the tolerances for head, shank and length in ASTM 1667 for hand-driven nails.

D. California Building Code Section 1705.3 Exception number 1 shall be amended to read as follows:

1705.3 Exception

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'c, no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

E. California Building Code Section 1905.1.8, ACI 318, Section 22.10.1 shall be amended to read as follows:

1905.1.8 (ACI 318 Section 22.10.1)

22.10 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one- and two-family dwelling three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

(b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. For footings that exceed 8" inches (203 mm) in thickness, a minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception: In detached one- and two-family dwellings three stories or less in height and constructed with stud bearing walls plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross–sectional area of the footing.

SECTION 10. Chapter 18.02.5 is added to the Monterey County Code to read as follows:

CHAPTER 18.02.5

RESIDENTIAL CODE

Sections:

18.02.5.010 Adoption.
18.02.5.020 Applicability of local amendments.
18.02.5.030 Fire sprinkler requirements.

18.02.5.040 Roofing requirements.
18.02.5.050 Solar photovoltaic system requirements.
18.02.5.060 Structural requirements.

18.02.5.010 Adoption.

That certain document entitled 2013 California Residential Code, California Code of Regulations, Title 24, Part 2.5, excluding Chapter 1 and including Appendices E, G and H as published by the California Building Standards Commission, which is based on the 2012 International Residential Code with applicable amendments from the State of California, and the local amendments of this Chapter, are hereby adopted as the Residential Code for the County of Monterey.

18.02.5.020 Applicability of local amendments.

Notwithstanding any provisions of the 2013 California Residential Code to the contrary, the local amendments in this Chapter shall apply.

18.02.5.030 Fire resistant construction requirements.

A. Fire sprinkler requirements shall also conform to the local amendments of the Fire Code in Chapter 18.09 of the Monterey County Code.

B. California Residential Code Table R302.6 is amended to read as follows:

Table R302.6

"Not less than 5/8" gypsum board or equivalent" in all lines under material column.

18.02.5.040 Roofing requirements.

Roofing requirements shall also conform to the local amendments of the Fire Code in Chapter 18.09 of the Monterey County Code.

18.02.5.050 Solar photovoltaic system requirements.

Solar Photovoltaic System requirements shall also conform to the local amendments of the Fire Code in Chapter 18.09 of the Monterey County Code.

18.02.5.060 Structural requirements.

A. Footing materials. Footings shall be constructed of reinforced concrete unless otherwise approved in writing by the Building Official.

B. The first paragraph of California Residential Code Section R403.1.3 shall be amended to read as follows:

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories

D0, D1 and D2, as established in Table R301.2 (1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

C. Use of reinforced concrete. All concrete used for footings, foundation, basement and story walls, piles, pile caps, beams, structural slabs and diaphragms, frames, columns and all other structural members in all structures shall be constructed of reinforced concrete.

D. Use of reinforced masonry. All masonry used for basement and story walls, beams, frames, columns, fences, above grade enclosures and all other structural members in all structures shall be constructed of reinforced masonry.

E. California Residential Code Table R602.10.3 (3) shall be amended to add footnote "e" as follows:

Table R602.10.3 (3) Footnote e.

In Seismic Design Categories D0, D1, and D2, Method GB is not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

F. The Title to California Residential Code Table R602.10.3 shall be amended to read as follows:

TABLE R602.10.3(3)[e]

G. California Residential Code Section R602.10.4 shall be amended to add a sub-section R602.10.4.4 to read as follows:

R602.10.4.4 Limits on methods GB and PCP. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D0, D1, and D2, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

A. Design methods for conventional light frame construction. The design of structural members may use the provisions of California Building Code Section 2308.

SECTION 11. Chapter 18.03 is added to the Monterey County Code to read as follows:

CHAPTER 18.03

ELECTRICAL CODE

Sections:

18.03.010 Adoption.

18.03.020 **Applicability of local amendments.**
18.03.030 **Solar photovoltaic system requirements.**

18.03.010 Adoption.

That certain document entitled 2013 California Electrical Code, California Code of Regulations, Title 24, Part 3, which includes Annex A and B as published by the California Building Standards Commission, which is based on the 2011 National Electrical Code with applicable amendments from the State of California, Annexes C and D of the 2011 National Electrical Code and the local amendments of this Chapter, are hereby adopted as the Electrical Code for the County of Monterey.

18.03.020 Applicability of local amendments.

Notwithstanding any provisions of the 2013 California Electrical Code to the contrary the local amendments set forth in this Chapter shall apply.

18.03.030 Solar photovoltaic system requirements.

Solar Photovoltaic System requirements shall also conform to the local amendments of the Fire Code in Chapter 18.09 of the Monterey County Code.

SECTION 12. Chapter 18.04 is added to the Monterey County Code to read as follows:

CHAPTER 18.04

MECHANICAL CODE

Section:
18.04.010 **Adoption.**

18.04.010 Adoption.

That certain document entitled 2013 California Mechanical Code, California Code of Regulations, Title 24, Part 4, which includes Appendix D as published by the California Building Standards Commission, which is based on the 2012 Uniform Mechanical Code with applicable amendments from the State of California, Appendices Band C of the 2012 Uniform Mechanical Code and the local amendments of this Chapter, are hereby adopted as the Mechanical Code for the County of Monterey.

SECTION 13. Chapter 18.05 is added to the Monterey County Code to read as follows:

CHAPTER 18.05

PLUMBING CODE

Sections:

18.05.010 Adoption.
18.05.020 Applicability of local amendments.
18.05.030 Water conservation measures.
18.05.040 Sewage Disposal.

18.05.010 Adoption.

That certain document entitled 2013 California Plumbing Code, California Code of Regulations, Title 24, Part 5 ,including chapter 16A and also including Appendices A, B, D, G, I, H, I, J and K as published by the California Building Standards Commission, which is based on the 2012 Uniform Plumbing Code with applicable amendments from the State of California, and the local amendments of this Chapter, are hereby adopted as the Plumbing Code for the County of Monterey.

18.05.020 Applicability of local amendments.

Notwithstanding any provisions of the 2013 California Plumbing Code to the contrary, the local amendments set forth in this Chapter shall apply.

18.05.030 Water conservation measures.

Water conservation measures shall also conform to the requirements of Chapters 15.12, 18.44, and 18.50 of the Monterey County Code.

18.05.040 Sewage disposal.

Sewage disposal measures shall also conform to the requirements of Chapter 15.20 of the Monterey County Code.

SECTION 14. Chapter 18.06 is added to the Monterey County Code to read as follows:

CHAPTER 18.06

ENERGY CODE

Section:

18.06.010 Adoption.

18.06.010 Adoption.

That certain document entitled 2013 California Energy Code, California Code of Regulations, Title 24, Part 6, which includes Appendix 1-A as published by the California Building Standards Commission, is hereby adopted as the Energy Code for the County of Monterey.

SECTION 15. Chapter 18.08 is added to the Monterey County Code to read as follows:

CHAPTER 18.08

HISTORICAL BUILDING CODE

Section:

18.08.010 Adoption.

18.08.010 Adoption.

That certain document entitled 2013 California Historical Building Code, California Code of Regulations, Title 24, Part 8 as published by the California Building Standards Commission is hereby adopted as the Historical Building Code for the County of Monterey.

SECTION 16. Chapter 18.09 is added to the Monterey County Code to read as follows:

CHAPTER 18.09

FIRE CODE

Sections:

18.09.010 Adoption.
18.09.020 Applicability of local amendments.
18.09.030 Local amendments.

18.09.010 Adoption.

That certain document entitled 2013 California Fire Code, California Code of Regulations, Title 24, Part 9, which includes Appendices A, B, BB, C, CC, D, E, F, G, H, I, L, M and N and R as published by the California Building Standards Commission, which is based on the 2012 International Fire Code with applicable amendments from the State of California, and the local amendments of this Chapter, are hereby adopted as the Fire Code for the County of Monterey.

18.09.020 Applicability of local amendments.

Notwithstanding any provisions of the 2013 California Fire Code to the contrary, the local amendments set forth in this Chapter shall apply.

18.09.030 Local amendments

Various provisions of the California Fire Code are modified, amended and/or replaced as noted herein.

A. California Fire Code Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code for the County of Monterey, hereinafter referred to as "Fire Code."

B. California Fire Code Section 101.2.1 is amended to read as follows:

101.2.1 Appendices. Provisions in Appendix Chapter 4 and Appendices A, B, BB, C, CC, D, E, F, G, H, I, L, M, N and R are hereby adopted in their entirety and shall apply.

C. California Fire Code Section 102.1 is amended to read as follows:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.

2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.

3. Existing structures, facilities and conditions when identified in specific sections of this code.

4. Existing structures, facilities and conditions, which, in the opinion of the fire code official, constitute a distinct hazard to life and property.

5. Existing Structures Alterations and repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this Chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

D. California Fire Code Section 102.3 is amended to read as follows:

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same groups or occupancy or in a different group of occupancies, unless such structure is made to comply with the provisions of this Title.

E. California Fire Code Section 103.0 is added to read as follows:

103.0 Responsibility for enforcement.

(a) Within established fire protection districts and community services districts, responsibility for enforcement of this code shall be under the direction of the Fire Chief within each district.

(b) In areas of Monterey County outside incorporated cities or organized special districts or fire districts, responsibility for enforcement of this code shall be under the direction of the County Fire Warden.

F. California Fire Code Section 103.5 is added to read as follows:

103.5 Police powers. The fire code official and his deputies shall have the powers of police officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the fire code official in enforcing the provisions of this code.

G. California Fire Code Section 105.6.1.5 is added to read as follows:

105.6.1.5 Agricultural Explosive Devices. An operational permit is required for storage or use of any agricultural explosive device including "bird bombs".

H. California Fire Code Section 109.2 is amended to read as follows:

109.2 Owner/occupant responsibility. Correction and abatement of violations of this code shall be the responsibility of the owner. If an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the correction and abatement of such hazardous conditions.

I. California Fire Code Section 109.4 is amended to read as follows:

109.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction, punishable by a fine not more than five hundred dollars ($500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

J. California Fire Code Section 111.4 is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 109.4 of this code.

K. California Fire Code Section 202 is amended to add the following definitions:

202 Definitions

ALL WEATHER SURFACE. A road surface constructed to the minimum standards adopted by

the jurisdiction.

BRIDGE. A structure to carry a roadway over a depression or obstacle.

IDLE PALLET. A pallet or similar product storage and/or lifting device not currently in use and empty of product.

L. California Fire Code Section 307.2 is amended to read as follows:

307.2 Permit Required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for any of the following:

a. Recognized forest management practices

b. Range or wildlife management practices

c. Prevention or control of disease or pests

d. Rural residential maintenance to eliminate large-diameter natural vegetative fuels on properties greater than 0.5 acres in size when, in the opinion of the fire code official, there exists no other reasonable method for the elimination of such fuels.

307.2.1 Authority to Rescind Permit. The fire code official shall be permitted to rescind the permit and not permit further burning at the location if further burning is deemed to be a nuisance or constitutes a hazardous condition.

M. California Fire Code Section 307.2.2 is added to read as follows:

307.2.2 Hours of Burning. Open burning shall be permitted only from dawn until noon each day. Fires shall be completely extinguished before dusk each day.

N. California Fire Code Section 307.4 is amended to read as follows:

307.4 Location. The location for open burning shall not be less than 50 feet from any structure, and provisions shall be made to prevent the fire from spreading.

Exceptions:

1. Fires in approved recreational fire or portable outdoor fireplace containers that are not less than 15 feet from a structure provided that provisions have been made to prevent the spread of fire to nearby fuels.

2. The minimum required distance from a structure shall be 25 feet where the pile size is 3 feet or less in diameter and 2 feet or less in height.

O. California Fire Code Section 307.4.2 is amended to read as follows:

307.4.2 Recreational Fires. Recreational fire shall not be conducted within 25 feet of a structure

or combustible material. Conditions which could cause a fire to spread away from its intended location or within 25 feet of a structure shall be eliminated prior to ignition.

P. California Fire Code Section 307.5 is amended to read as follows:

307.5 Attendance. Open burning; bonfires, recreational fires, rural residential maintenance fires, and use of outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

Q. California Fire Code Section 319 is added to read as follows:

319 – STORAGE OF IDLE PALLETS

319.1 General. The requirements of this section apply to all pallets, whether wood or plastic.

319.2 Storage of idle pallets.

1. Idle pallets shall be stored outside, except as permitted by Section 319.2(2) of this code.

2. Idle pallets shall be permitted to be stored in a building if the building is sprinklered in accordance with NFPA 13.

3. Idle pallets stored outside shall be stored in accordance with Section 319.3 of this code.

319.3 Physical characteristics of outside storage.

1. Idle pallet stacks shall not exceed twenty feet (20') in height.

2. Idle pallet stacks shall not cover an area of greater than 400 square feet, except as approved by the Fire Code Official.

3. Idle pallet stacks shall be arranged to form stable piles.

4. A distance of not less than twenty-five feet (25') shall separate stacks.

5. Stacks shall be no closer than twenty-five feet (25') to any property line.

6. Stacks shall be no closer than twenty-five feet (25') to any other yard storage.

7. Stacks shall be no closer than the distances shown in Table 318.3 to buildings

TABLE 319.3 REQUIRED CLEARANCES BETWEEN OUTSIDE IDLE PALLET STORAGE AND BUILDINGS

Wall Construction	Under 50 Pallets	51-200 Pallets	Over 200 Pallets
Masonry with no openings	No restrictions	No restrictions	15 feet
Masonry with wired glass in openings, outside sprinklers, and one-hour doors	No restrictions	10 feet	20 feet
Masonry with wired or plain glass, outside sprinklers, and ¾ hour doors	10 feet	20 feet	30 feet
Wood or metal with outside sprinklers	10 feet	20 feet	30 feet
Wood, metal, or other	20 feet	30 feet	50 feet

R. California Fire Code Section 503.2.6.1 is added to read as follows:

503.2.6.1 Private bridge engineering. Every private bridge hereafter constructed shall meet the following engineering requirements:

a. The weight shall be designed for a minimum of HS-20 loading as prescribed by the AASHTO.

b. The unobstructed vertical clearance shall be not less than 15 feet clear.

c. The width shall be a minimum of 20 feet clear. The fire code official may require additional width when the traffic flow may be restricted or reduce the width to a minimum of 12 feet for Occupancy Group U or R-3 occupancies.

d. The maximum grade change of the approach to and from any private bridge shall not exceed 8% for a minimum distance of 10 feet.

S. California Fire Code Section 503.2.6.2 is added to read as follows:

503.2.6.2 Private bridge certification. Every private bridge hereafter constructed shall be engineered by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. Certification that the bridge complies with the design standards required by this code and the identified standards, and that the bridge was constructed to those standards, shall be provided by the licensed engineer, in writing, to the fire code official. Every private bridge, including existing and those constructed under this code, shall be certified

as to its maximum load limits every ten (10) years or whenever deemed necessary by the fire code official. Such recertification shall be by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. All fees charged for the purpose of certification or recertification of private bridges shall be at the owner's expense.

T. California Fire Code Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The grade of fire apparatus access roads shall be no greater than 15% unless specifically approved by the fire code official.

U. California Fire Code Section 503.2.7.1 is added to read as follows:

503.2.7.1 Paving. All fire apparatus access roads over eight percent (8%) shall be paved with a minimum 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.

V. California Fire Code Section 503.7 is added to read as follows:

503.7 Fire apparatus access road names. All fire apparatus access road names shall be issued by the Monterey County Resource Agency, Public Works Department.

W. California Fire Code Section 506.1 is amended to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official. Where a key box is used, it shall be listed in accordance with UL 1037.

X. California Fire Code Section 507.5.2 is amended to read as follows:

507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. When required by the fire code official, hydrants shall be painted in accordance with the most current edition of NFPA 291.

Y. California Fire Code Section 603.6.6 is added to read as follows:

603.6.6 Spark arresters. An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outer air.

Z. California Fire Code Section 901.1.1 is added to read as follows:

901.1.1 Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.

AA. California Fire Code Section 901.4 is amended to read as follows:

901.4 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. All systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

BB. California Fire Code Section 901.4.6 is added to read as follows:

901.4.6 Nonoperational equipment. Any fire protection equipment that is no longer in service shall be removed.

CC. California Fire Code Section 901.6.3 is added to read as follows:

901.6.3 Qualifications of Inspection, Testing and Maintenance Personnel. All personnel performing any inspection, testing or maintenance of any fire protection system shall be qualified. Where such inspection, testing and maintenance is performed by an outside service company, the company shall be appropriately licensed in accordance with the California Business & Professions Code or by the California State Fire Marshal.

DD. California Fire Code Section 901.9 is amended to read as follows:

901.9 Termination of monitoring service. For fire alarm systems required to be monitored by this code, notice shall be made to the Fire Code Official at least 30 days prior to termination of alarm monitoring services. Notice shall be made in writing to the fire code official by the monitoring service provider.

EE. California Fire Code Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction.

Exceptions:

(1) Structures not classified as Group R occupancies and not more than 500 square feet in total floor area.

(2) Detached agricultural buildings, as defined by this code, located at least one hundred feet (100') from any other structure or the property line, whichever is closer.

(3) Accessory structures associated with existing non-sprinklered R-3 occupancies (one or two family dwellings) and less than 1500 square feet in total fire area.

(4) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the fire code official permits alternate protection.

The following sections are amended by changing requirements to 500 square feet for fire sprinkler installation, as follows (the complete text of the section is not provided):

903.2.1.1 Group A-1. Change 12,000 square feet to 500 square feet.

903.2.1.2 Group A-2. Change 5,000 square feet to 500 square feet.

903.2.1.3 Group A-3. Change 12,000 square feet to 500 square feet.

903.2.1.4 Group A-4. Change 12,000 square feet to 500 square feet.

903.2.1.5 Group A-5. Change 1,000 square feet to 500 square feet.

903.2.3 Group E. Change 12,000 square feet to 500 square feet.

903.2.4 Group F-1. Change 12,000 square feet to 500 square feet.

903.2.4.1 Group F-1. Change 2,500 square feet for woodworking operations to 500 square feet.

903.2.7-1 Group M. Change 12,000 square feet to 500 square feet.

903.2.7-3 Group M. Change 24,000 square feet to 500 square feet.

903.2.9 Group S-1. Change 12,000 square feet to 500 square feet.

903.2.9.1 Repair Garages. Change 10,000 square feet (2 story buildings) and 12,000 square feet (1 story buildings) to 500 square feet.

903.2.9.2 Bulk storage of tires. Change 20,000 cubic feet to 500 square feet.

FF. California Fire Code Section 903.2.8 is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped with automatic fire sprinkler systems.

GG. California Fire Code Section 903.3.1.1.1 #8 is added to read as follows:

903.3.1.1.1 -8. Passenger elevator shafts or associated passenger elevator mechanical rooms.

NOTE: This section exempts installation of automatic fire sprinklers in passenger elevator hoistways (top or bottom) and elevator machine rooms. Where no sprinklers are installed, the shunt trip mechanism or the associated heat detectors are also exempted. This does not exempt the smoke detector to be installed in the elevator machine room to be used to actuate elevator recall.

HH. California Fire Code Section 903.3.1.2 is amended to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 47.

903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units were the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

903.3.1.2.2 Attics. Where NFPA 13R sprinkler systems are installed, all attic areas shall be provided with sprinkler protection in accordance with NFPA 13.

903.3.1.2.3 Sprinkler control valves. Where NFPA 13R sprinkler systems are installed, sprinkler system control valves shall be installed in accordance with NFPA 13.

903.3.1.2.4 Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.

903.3.1.2.5 Accessible storage areas. Automatic sprinklers shall be installed in all accessible storage areas.

903.3.1.2.6 Under-stair spaces. Automatic sprinklers shall be installed in all under-stair spaces including all under-stair closets.

II. California Fire Code Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic fire sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. The requirements of this section supersede the requirements of the California Residential Code.

903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for two-hour duration.

903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be

installed. The location of the control valve shall be approved by the fire code official.

903.3.1.3.3 Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.

903.3.1.3.4 Automatic sprinklers shall be installed in all attached garages and other accessory structures.

903.3.1.3.5 Automatic sprinklers shall be installed in all accessible storage areas.

903.3.1.3.5.1 Automatic sprinklers shall be installed in all under-stair spaces including all closets.

903.3.1.3.6 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

JJ. California Fire Code Section 903.4.1 is amended to read as follows:

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72-2013, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

(Exceptions remain unchanged)

KK. California Fire Code Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible appliance shall be connected to every automatic sprinkler system in an approved location. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1.

LL. California Fire Code Section 903.4.2.1 is added to read as follows:

903.4.2.1 Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 sprinkler heads, audible and visible notification appliances shall be installed throughout the building as follows:

a. Audible notification appliances shall be installed so as to be audible at 15 dBa above average sound pressure level throughout the building.

b. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.

c. Visible notification appliances can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official.

EXCEPTION: The requirements of this section do not apply to Group R-3 Occupancies.

MM. California Fire Code Section 903.4.3 is amended to read as follows:

903.4.3 Floor control valves. Approved indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in all buildings over one story in height, and shall be individually annunciated as approved by the fire code official.

NN. California Fire Code Section 907.1.6 is added to read as follows:

907.1.6 Multiple Fire Alarm Systems. Multiple fire alarm systems within a single protected premises are not permitted, unless specifically authorized by the fire code official.

OO. California Fire Code Section 907.2 is amended to read as follows:

907.2 Exception 1. The manual fire alarm box is not required for fire alarm control units dedicated to elevator recall control.

PP. California Fire Code Section 907.6.4 is amended to read as follows:

907.6.4 Access. Access shall be provided to each fire alarm system component for periodic inspection, maintenance and testing.

QQ. California Fire Code Section 907.6.5.4 is added to read as follows:

907.6.5.4 Zone transmittal. Where required by the fire code official, fire alarm signals shall be transmitted by zone to the supervising station and retransmitted by zone to the public fire service communications center.

RR. California Fire Code Section 907.7.2 is amended to read as follows:

907.7.2 Completion documents. The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations:

1. A record of completion in accordance with NFPA 72.

2. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications, and has been 100% tested in accordance with NFPA 72.

3. A contractor's affidavit of personnel qualifications, indicating that all personnel

involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

SS. California Fire Code Section D103.2 is amended to read as follows:

D103.2 Grade. Fire apparatus access roads shall not exceed 15 percent in grade with a maximum side slope of 5%.

EXCEPTION: Grades steeper than 15 percent, if approved by the fire code official, shall be paved with perpendicularly grooved concrete.

TT. California Fire Code is amended to add the following appendices to read as follows:

APPENDIX L: STANDARD FIRE CONDITIONS FOR SINGLE FAMILY DWELLINGS

SECTION L101 GENERAL

L101.1 Scope. Applications for the construction or remodel of single family dwellings, including one- and two-family dwellings, townhomes, modular and manufactured homes, and mobile homes outside of established mobile home parks, shall be subject to the fire conditions in this appendix when conditioned by the fire code official.

L101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION L102 ROADS

L102.1 General. These conditions will be used primarily when conditioning a subdivision or other project that requires roads. Roads are defined as access pathways for more than two parcels.

L102.2 Road access. (FIRE 001). Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name.

L102.3 Roadway engineering. (FIRE 002). The grade for all roads shall not exceed 15 percent with a maximum side slope of 5%. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet

is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

L102.3 Dead end roads.

L102.3.1 Parcels less than one (1) acre. (FIRE 003) For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

L102.3.2 Parcels greater than 1 acre and not exceeding 5 acres (FIRE 004) For parcels greater than 1 acre and not exceeding 5 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 1320 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length

L102.3.3 Parcels greater than 5 acres and not exceeding 20 acres. (FIRE 005) For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

L102.3.4 Parcels greater than 20 acres. (FIRE 006) For parcels greater than 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 5280 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

SECTION L103 DRIVEWAYS, GATES, AND BRIDGES

L103.1 Driveways (FIRE 007) Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent with a maximum side slope of 5%. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

L103.2 Gates (FIRE 008) All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required.

L103.3 Bridges (FIRE 009) all new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges.

SECTION L104. SIGNS AND ADDRESSES

L104.1 Road signs. (FIRE 010) All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the

roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of the jurisdiction. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the fire code official.

L104.2 Addresses for buildings. (FIRE 011) All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

SECTION L105 WATER SUPPLY

L105.1 Water systems (FIRE 012) The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, NFPA Standard 1142 or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available

L105.2 (RESERVED) (FIRE 013)

L105.3 Single parcel fire protection water supply. (FIRE 014) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available.

L105.4 Fire hydrants and valves. (FIRE 015) A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

SECTION L106 SETBACKS

L106.1 Setbacks (FIRE 016) All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the fire code official to provide the same practical effect.

SECTION L107 VEGATATION AND DEBRIS DISPOSAL

M107.1 Disposition of vegetation and debris fuels.(FIRE 017) Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

SECTION L108 GREENBELTS

L108.1 Greenbelts. (FIRE 018) Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wild land fuels and structures. The locations shall be approved by the fire code official.

SECTION L109 DEFENSIBLE SPACE

L109.1 Standard defensible space requirements. (FIRE 019) Remove combustible vegetation from within a minimum of 100 feet or to the property line from structures, whichever is closer. Vegetation shall be no taller than four inches (4") high. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional or alternate fire protection approved by the fire code official may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the fire code official and other jurisdictional authorities.

L109.2 (RESERVED) (FIRE 020)

SECTION L110 FIRE PROTECTION SYSTEMS

L110.1 Residential fire sprinkler systems (Standard) (FIRE 021) The building(s) and attached structure(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.

L110.2 (RESERVED) (FIRE 022)

L110.3 (RESERVED) (FIRE CONDITION 023)

L110.4 Residential fire alarm systems. (FIRE 024) The residence shall be fully protected with an approved household fire warning system as defined by NFPA 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the California Residential Code shall meet the requirements of the California Residential Code.

L110.5 (RESERVED) (FIRE 025)

APPENDIX M – ALTERNATIVE ENERGY SYSTEMS

SECTION M101 General

M101.1 Scope. Applications for the installation, additions or remodel of alternative energy system, including but not limited to photovoltaic and wind generation systems, shall be subject to this appendix when conditioned by the fire code official.

M101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION M102 Signing and Marking:

All photovoltaic systems shall be permanently marked as specified in this section.

M102.1 Main Service Disconnect

a. Main Panel Exterior Marking. A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least 3/4" in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather-resistant, durable plastic with engraved letters, or other approved material.

b. Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non—serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

M102.2 Direct Current (DC) Conduits, Raceways, Enclosures, Cable Assemblies, and Junction Boxes.

a. Marking is required on all interior and exterior direct current (DC) conduits, raceways, enclosures, cable assemblies, and junction boxes.

b. Marking Locations. Marking shall be placed on all DC conduits, raceways, enclosures, and cable assemblies every ten feet (10'), at turns and above and below penetrations. Marking shall also be placed on all DC combiner and junction boxes.

c. Marking Content and Format. Marking for DC conduits, raceways, enclosures, cable assemblies and junction boxes shall be red with white lettering with minimum 3/8" capital letters in a non-serif font, to read "WARNING: SOLAR CIRCUIT". Marking shall be reflective, weather resistant, and suitable for the environment. Materials used should be in compliance with UL Standard 969.

M102.3. Secondary Power Sources. Where photovoltaic systems are interconnected to battery systems, generator backup systems, or other secondary power systems, additional signage acceptable to the fire code official shall be required indicating the location of the secondary power source shutoff switch.

M102.4. Installer Information. Signage acceptable to the fire code official indicating the name and emergency telephone number of the installing contractor shall be required to be installed adjacent to the man disconnect.

M102.5 Inverters. No markings are required for inverters.

M102.6 AC Photovoltaic Systems. AC Photovoltaic Systems shall be marked as specified in this section.

a. Main Panel Exterior Marking. A placard is required to be permanently affixed to the car service disconnect panel. The placard shall be red in color with white capital letters at least 3/4" in height and in a none—serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather resistant, durable plastic with engraved letters, or other approved material.

b. Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non-serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

SECTION M103 BUILDING MOUNTED PHOTOVOLTAIC SYSTEMS.

M103.1. All building- or roof—mounted photovoltaic systems shall be installed as specified in this section.

a. Access, Pathways, and Smoke Ventilation. Access and spacing requirements shall be observed to ensure emergency access to the roof, provide pathways for specific areas of the roof, provide for smoke ventilation opportunity areas, and to provide emergency egress from the roof.

b. Exceptions. Exceptions to the requirements in this section shall be permitted to be granted by the fire code official where access, pathway or ventilation requirements are reduced due to any of the following circumstances:

(1). Proximity and type of adjacent exposures.

(2). Alternative access opportunities, as from adjoining roofs.

(3). Ground level access to the roof.

(4). Adequate ventilation opportunities below solar arrays.

(5). Adequate ventilation opportunities afforded by module set back from other rooftop equipment.

(6). Automatic ventilation devices.

(7). New technologies, methods, or other innovations that ensure adequate fire department access, pathways, and ventilation opportunities.

c. Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch.

d. Measurement Conventions. All roof dimensions shall be measured to centerlines.

e. Roof Access Points. Roof access points shall be defined as areas where ladders are not placed over openings (windows or doors) and are located at strong points of building

construction and in locations where they will not conflict with overhead obstructions (tree limbs, wires, or signs).

M103.2 Household Systems (One- and Two-Family Dwellings)

a. Access and Pathways.

(1). Hip Roof Layouts. Modules shall be located in a manner that provides one (1) three foot (3') wide clear access pathway from the eave to the ridge of each roof slope where the modules are located. The access pathway shall be located at a structurally sound location on the building, such as a bearing wall. EXCEPTION: Where adjoining roof planes provide a three foot (3') wide clear access pathway.

(2). Single Ridge Layouts. Modules shall be located in a manner that provides two (2) three-foot (3') wide access pathways from the eave to the ridge on each roof slope where the modules are located.

(3). Hip and Valley Layouts. Modules shall be located no closer than one and one-half feet (1-1/2') to a hip or valley if modules are to be placed on both sides of a hip or valley. Where modules are located on only one side of a hip or valley that is of equal length, the modules shall be permitted to be placed directly adjacent to the hip or valley.

b. Ridge Setback. The modules shall be located no higher than one and one—half feet (1—1/2') below the ridge.

M103.3. Commercial Systems.

a. Definition. Commercial Systems shall be defined as all photovoltaic systems installed in any occupancy other than a one and two family dwelling.

b. Alternative Requirements. Where the fire code official determines that the roof configuration is similar to residential (i.e., townhouses, condominiums, or single-family attached buildings) the fire code official shall be permitted to make a determination to apply the requirements under Section AE103.2, above.

c. Access. There shall be a minimum six—foot (6') wide clear perimeter around the edges of the roof. EXCEPTION: If either access to the building is 250' or less, there shall be a minimum four foot (4') wide clear perimeter around the edges of the roof.

d. Pathways. Pathways shall be established as follows:

(1). Pathways shall be over structural members.

(2). Centerline axis pathways shall be provided in both axes of the roof.

(3). Centerline axis pathways shall run on structural members or Over the next closest structural member nearest to the center lines of the roof.

(4). Pathways shall be straight line not less than four feet (4') clear to skylights, ventilation hatches, and/or roof standpipes.

(5). Pathways shall provide not less than four feet (4') clear around roof access hatches with at least one not less than four foot (4') clear pathway to the parapet or roof edge.

e. Smoke Ventilation.

(1). Solar arrays shall be no greater than 150 feet by 150 feet in distance in either axis.

(2). Ventilator options between array sections shall be (a) a pathway eight feet (8') or greater in width; (b) a pathway four feet (4') or greater in width and bordering on existing roof skylights or ventilation hatches; or (c) a pathway four feet (4') or greater in width and bordering four foot by eight foot (4' X 8) "venting cutouts" every twenty feet (20') on alternating sides of the pathway.

M104. Location of Direct Current (DC) Conductors.

a. Exterior mounted Direct Current conduits, wiring systems and raceways for photovoltaic circuits shall be located as close as possible to the ridge, hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

b. Conduit runs between sub—arrays and to DC combiner boxes shall use design guidelines that minimize the total amount of conduit by taking the shortest path from the array to the DC combiner box.

c. DC combiner boxes shall be located so that conduit runs are minimized in the pathways between arrays.

d. DC wiring shall be run in metallic conduit or raceways when located within enclosed spaces in a building and shall be run as follows:

(1). When run perpendicular or parallel to load bearing members, a minimum ten—inch (10") space below roof decking or sheathing shall be maintained.

(2). Where flexible metal conduit (FMC) or metal clad cable (MC) containing PV power circuit conductors is installed across ceilings or floor joists, the raceway or cable shall be protected by guard strips.

SECTION M105 GROUND MOUNTED PHOTOVOLTAIC SYSTEMS

M105.1 Marking shall be in accordance with Section AE102, above.

M105.2 Setbacks. Special setback requirements do not apply to ground-mounted, freestanding photovoltaic arrays. NOTE: The zoning regulations of the jurisdiction regulate setbacks between buildings, accessory structures (possibly including ground-mounted

photovoltaic arrays) and property lines.

M105.3 Clearances. A clear area of ten feet (10') around ground-mounted photovoltaic installations shall be provided.

M105.4 Non-Combustible Base. A gravel base or other non—combustible base acceptable to the fire code official shall be installed and maintained under and around the installation.

M105.5 Protection. Fencing, skirting, or other suitable security barrier shall be installed when required by the fire code official. NOTE: Security barriers are intended to protect individuals and animals from contact with energized conductors or other components.

M105.6 Fire Sprinkler Protection. Fire sprinkler protection is not required for ground-mounted photovoltaic installations.

APPENDIX R ROOFS

SECTION R101 General

R101.1 Scope. Applications for the construction or remodel of any buildings shall be subject to the roofing conditions of this appendix when conditioned by the fire code official.

R101.2 Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the fire code official.

SECTION R102 NEW BUILDINGS

R102.1 General. (FIRE 026) Roofing requirements for all new buildings shall be a minimum Class "B" roof assembly as defined by the International Building Code.

EXCEPTION: Greenhouses shall be exempt from the requirements of this section.

R102.2 Very High Hazard Severity Zones. (FIRE 027) Roofing requirements for all new buildings in Very High Hazard Severity Zones shall be a minimum Class "A" roof assembly as defined by the International Building Code.

R102.3 Carmel Valley Fire Protection District. (FIRE 028) Roofing requirements for all new buildings within the Carmel Valley Fire Protection District shall be a minimum Class "A" roof assembly as defined by the International Building Code.

R102.4 Cypress Fire Protection District and Pebble Beach Community Services District. (FIRE 029) Roofing requirements for all new buildings within the Cypress Fire Protection District and the Pebble Beach Community Services District shall be a minimum Class "A" roof assembly as defined by the International Building Code.

SECTION R103 EXISTING BUILDINGS

R103.1 General. (FIRE 026) Roofing requirements for existing buildings when fifty percent (50%) or more of the roof area is reroofed within a one-year period after the issuance of a building permit shall be a minimum Class "B" roof assembly as defined by the California Building Code. Where there is no permit issued, this section is applicable to buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is reroofed within a one-year period after commencing construction.

R103.2 Very High Hazard Severity Zone. (FIRE 027) Roofing requirements for existing buildings within a very high hazard severity zone when fifty percent (50%) or more of the roof area is reroofed within a one-year period after the issuance of a building permit shall be a minimum Class "A" roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where fifty percent 50%) or more of the roof area is reroofed within a one-year period after commencing construction.

R103.3 Carmel Valley Fire Protection District. (FIRE 028) Roofing requirements for existing buildings within Carmel Valley Fire Protection District when fifty percent (50%) or more of the roof area is reroofed within a one-year period after issuance of a building permit shall be a minimum Class "A" roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is reroofed within a one-year period after commencing construction.

R103.4 Cypress Fire Protection District and Pebble Beach Community Services District. (FIRE 029) Roofing requirements for existing buildings within the Cypress Fire Protection District and the Pebble Beach Community Services District when twenty-five percent (25%) or more of the roof area is reroofed within a one-year period after issuance of a building permit shall be a minimum Class "A" roof assembly as defined by the International Building Code. Where there is no permit issued, this section is applicable to such buildings constructed after the effective date of this code and to buildings where twenty-five percent (25%) or more of the roof area is reroofed within a one-year period after commencing construction.

SECTION R104 ADDITIONS TO EXISTING BUILDINGS

R104.1 General. The requirements of this Appendix shall apply to all additions to existing buildings, except that only the new portions of the roof shall be required to meet the requirements of this appendix.

SECTION 17. Chapter 18.10 is added to the Monterey County Code to read as follows:

CHAPTER 18.10

EXISTING BUILDING CODE

Sections:

18.10.010 Adoption.
18.10.020 Applicability of local amendments.
18.10.030 Sheer test criteria for mortar quality.

18.10.010 Adoption.

That certain document entitled 2013 California Existing Building Code, California Code of Regulations, Title 24, Part 10 as published by the California Building Standards Commission based on Appendix Chapter A1 of the 2012 International Existing Building Code, which is entitled Seismic Strengthening Provisions for Unreinforced Masonry Bearing Walls Buildings, with applicable amendments from the State of California, and the local amendments of this Chapter, are hereby adopted as the Existing Building Code for the County of Monterey.

18.10.020 Applicability of local amendments.

Notwithstanding any provisions of the 2013 California Existing Building Code to the contrary, the local amendments set forth in this Chapter shall apply.

18.10.030 Shear test and acceptance criteria for mortar quality.

A. Test equipment. An internal caliper, graduated in 0.001 of inch increments shall be used to measure movement of the masonry unit. A hydraulic jack equipped with a pressure gauge graduated in increments of fifty psi or less shall be used. The jack load shall be applied at a rate not exceeding five thousand pounds per minute.

B. Minimum number of technicians and test readings. The test shall be conducted by a minimum of two technicians. Load and displacement readings shall be recorded at the following intervals: caliper reading of0.001 inch; first visually observed sign of movement or cracking of the mortar or masonry unit; caliper reading of0.02 inch; and the ultimate load on the unit.

C. Representative test locations. The masonry unit to be tested shall not be located adjacent to a bond course in a brick wall laid in common bond. Tests to evaluate the mortar quality of structural walls shall not be conducted in masonry veneer.

D. Core Tests. A minimum number of mortar test specimens equal to the number of required cores shall be prepared from the cores and tested as specified herein. The mortar joint of the outer Wythe of the masonry core shall be tested in shear by placing the circular core section in a compression testing machine with the mortar bed joint rotated fifteen degrees from the axis of the applied load. The mortar joint tested in shear shall have an average ultimate stress of twenty psi based on the gross area. The average shall be obtained from the total number of cores

made. If test specimens cannot be made from cores taken, the shear value shall be reported as zero.

E. Low mortar quality. Walls with mortar values which are consistently low and do not meet the minimum quality values specified in this Chapter shall be entirely pointed per Uniform Building Code Standard 21-8 except that the depth of joint penetration shall be one and one-half inch (38 mm) in lieu of the three-fourths inch (19 mm) specified.

SECTION 18. Chapter 18.11 is added to the Monterey County Code to read as follows:

CHAPTER 18.11

GREEN BUILDING STANDARDS

Sections:

18.11.010 Adoption.
18.11.020 Purpose.
18.11.030 Definitions.
18.11.040 Standards for Compliance.
18.11.050 Qualifications for Incentives.
18.11.060 Renewable Energy Generation Requirements.
18.11.070 Requirements for County Owned Buildings.
18.11.080 Interaction with other Regulations.

18.11.010 Adoption.

That certain document entitled 2013 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11, also known as CALGreen, as published by the California Building Standards Commission, is hereby adopted as the Green Building Standards Code for the County of Monterey.

18.11.020 Purpose.

A. The purpose of this Chapter is to improve the public health, safety and general welfare by encouraging responsible use of resources in the design and construction of buildings, by using building concepts having a reduced negative impact or having a positive environmental impact, and by encouraging sustainable construction practices to:

1. Increase energy efficiency in buildings;
2. Reduce potable water demand;
3. Encourage natural resource conservation;
4. Reduce waste generated by construction projects;
5. Provide durable buildings that are efficient, cost effective, and economical to own and operate; and

6. Promote the health and productivity of residents and workers who occupy and live in buildings within the County.

18.11.030 Definitions.

The following definitions shall apply for the purposes of this chapter:

A. "Applicant" means any person or entity applying to the County for a building permit to undertake any covered project within the County.

B. "Alternative means" means a method of achieving the green building performance standards equivalent to CALGreen Tiers 1 or 2 (for example, compliance and certification by a third party green building rating system such as Leadership in Energy and Environmental Design (LEED) or GreenPoint Rated systems).

C. "Compliance official" means the Building Official of the Resource Management Agency - Building Services Department or his/her designee charged with the administration and enforcement of this chapter.

D. "Green building rating system" means a rating system with specific building design criteria used to determine compliance thresholds. Examples of rating systems include, but are not limited to, the LEED and GreenPoint rated systems.

E. "GreenPoint Rated" means a rating system developed by the Build It Green organization to certify a residential structure meets certain energy and resource efficiency standards.

F. "LEED" means the "Leadership in Energy and Environmental Design" green building rating system developed by the U.S. Green Building Council.

G. "Major remodel" means any remodel that involves two (2) or more of the following:

1. Demolition and new construction of fifty (50) percent or more of the interior or exterior walls within a building;

2. The permit valuation exceeds five hundred thousand dollars ($500,000.00); or

3. Electrical, plumbing, mechanical, and structural repairs affecting an area of five thousand (5,000) square feet or more.

H. "Non-residential structure" means a building not used for a residential use with a designated Occupancy Classification of A, B, E, F, H, I, L or M in the California Building Standards Code.

I. "Rebuild" means demolition and reconstruction of a building or structure involving the repair or replacement of fifty (50) percent or more of the exterior walls or involving work that exceeds one-half (½) of the appraised value of the structure.

18.11.040 Standards for Compliance.

A. Standards for compliance with CALGreen shall be those standards contained in Part 11 of Title 24 of the California Building Standards Code.

B. For the purposes of this chapter, the following equivalency levels are assumed:

1. CALGreen mandatory requirements are generally equivalent to LEED basic standards and GreenPoint rating of a minimum of eighteen (18) points across all resource categories;

2.. CALGreen Tier 1 standards are generally equivalent to LEED Silver standards and GreenPoint rating of a minimum of thirty-three (33) points across all resources categories; and

3. CALGreen Tier 2 standards are generally equivalent to LEED Gold or better and GreenPoint rating of a minimum of sixty-five (65) points across all resource categories.

18.11.050 Qualifications for Incentives.

A. Newly constructed buildings, including a rebuild, that incorporate additional prerequisite and elective green building measures to meet or exceed CALGreen Tier 1 thresholds, or the equivalent, shall receive the following incentives:

1. A Step 1 incentive rebate, in the amount set by resolution of the Board of Supervisors, to be applied towards construction permit fees; and

2. A healthier home or business award from the County.

B. Newly constructed buildings, including a rebuild, that incorporate additional prerequisite and elective green building measures to meet or exceed the 2010 CALGreen Tier 2 thresholds, or the equivalent, shall receive the following incentives:

1. A Step 2 incentive rebate, in the amount set by resolution of the Board of Supervisors, to be applied towards construction permit fees; and

2. A healthier home or business award from the County.

C. For projects qualifying for incentives pursuant to Subsection A or B of this section, the Compliance Official may assign an experienced staff person to coordinate review of construction permits by all County departments.

D. When the CALGreen Green Building Rating System is used, the Compliance Official shall be responsible for verifying that buildings have been designed to qualify for the incentives described in this section.

E. When alternative means to the CALGreen Green Building Rating System are proposed, documentation by a qualified professional for the chosen Green Building Rating System shall be provided to the Compliance Official for his or her review and approval prior to the applicant being entitled to any incentives described in this section. Required documentation and certification of meeting the standards under the alternative means shall be supplied at the applicant's expense. Compliance with alternative means is in addition to, and does not alleviate compliance with, the requirements of the California Building Code including the minimum mandatory requirements of CALGreen.

F. The incentive rebate fees described in this section shall not be combined with other construction permit fee incentives.

18.11.060 Renewable Energy Generation Requirements.

All new non-residential structures greater than twenty-five thousand (25,000) square feet shall provide on-site renewable energy generation as part of their development. A minimum of fifteen (15) percent of the projected energy demand shall be provided by on-site renewable sources. An exception to this requirement may be approved by the Compliance Official if the applicant can demonstrate that on-site renewable energy generation is not appropriate at the site and that alternative design elements better achieve the desired level of efficiency (at least fifteen (15) percent of the total energy demand).

18.11.070 Requirements for County Owned Buildings.

A. CALGreen Tier 1 standards, or the functional equivalent, are adopted as the minimum mandatory design standards for newly constructed County-owned buildings and major remodels of existing County-owned buildings.

B. All new County-owned buildings shall be subject to the renewable energy generation requirements of Section 18.11.060 of this chapter. Major remodels of County-owned buildings are not subject to the requirements of Section 18.11.060 but may provide on-site renewable energy generation in connection with achieving CALGreen Tier 1 standards.

C. The requirements of Subsections A and B of this section do not apply to County-owned projects that have already been financed as of December 31, 2012 where compliance with this requirement would conflict with existing grants and financing that are already in place. The Compliance Official shall have the authority to waive the requirements of Subsections A and B of this section where their application would conflict with local, state, or federal policies or regulations.

D. The requirements of Subsection A of this section do not apply to the Monterey County Government Center (MCGC) East and West Wings - Renovation Project for the following reasons:

1. Preparations for the MCGC East and West Wings - Renovation Project began prior to adoption of the 2010 General Plan. Substantial time was invested in studies and planning for this project prior to adoption of the requirements of this section, and the requirements of this section would delay this project;

2. The MCGC East and West Wings are on the National Register of Historic Places, and green building techniques could interfere with historic preservation and raise costs considerably; and

3. The County will consider alternative methods of achieving the objectives and purposes of this chapter for the MCGC East and West Wings Renovation Project.

18.11.080 Interaction with other Regulations.

This Chapter is not intended to apply when it is preempted by federal or state laws or regulations, including but not limited to conservation standards applicable to appliances and equipment, including heating, ventilating, and air conditioning ("HVAC") products and water heaters. Many other laws, regulations, and ordinances apply to building design construction and maintenance and to development. The provisions of this chapter are intended to be in addition to and not in conflict with these other laws, regulations, and ordinances. If any provision of this chapter conflicts with any duly adopted and valid federal or state statute or regulation, the federal or state statutes or regulations shall take precedence.

SECTION 19. Chapter 18.12 is added to the Monterey County Code to read as follows:

CHAPTER 18.12

CALIFORNIA REFERENCED STANDARDS CODE

Section:

18.12.010 Adoption.

18.12.010 Adoption.

That certain document entitled 2013 California Referenced Standards Code, California Code of Regulations, Title 24, Part 12, which includes Appendices 12-8-1A and 12-8-1B as published by the California Building Standards Commission, is hereby adopted as the California Referenced Standards Code for the County of Monterey.

SECTION 20. Chapter 18.13 is added to the Monterey County Code to read as follows:

CHAPTER 18.13

CODES AND STANDARDS ADOPTED AS REFERENCE

Section:

18.13.010 Adoption.

18.13.010 Adoption.

The following codes and standards are adopted as reference documents and may be used by the Building Official in accordance with California Building Code Section 104.11 on a case-by- case basis in the review and approval of permit applications:

A. International Property Maintenance Code 2012 Edition published by the International Code Council.

B. International Swimming Pool and Spa Code 2012 Edition as published by the International Code Council.

C. International Fuel Gas Code 2012 Edition as published by the International Code Council.

D. International Mechanical Code 2012 Edition as published by the International Code Council.

E. International Plumbing Code 2012 Edition as published by the International Code Council.

F. ASCE/SEI 31-03 Seismic Evaluation of Existing Buildings published by The American Society of Civil Engineers.

G. ASCE/SEI 41-06 Seismic Rehabilitation of Existing Building published by the American Society of Civil Engineers.

SECTION 21. Chapter 18.16 is added to the Monterey County Code to read as follows:

CHAPTER 18.16

GRADING

Section:

18.16.010 Adoption.

18.16.010 Adoption.

Adoption. Appendix J of that certain document entitled 2013 California Building Code,

California Code of Regulations, Title 24, Part 2, Volume 2 as published by the California Building Standards Commission based on the 2012 International Building Code with applicable amendments from the State of California, is hereby adopted.

SECTION 22. CROSS REFERENCE CONFORMITY. The Clerk of the Board of Supervisors, upon the concurrence of the County Counsel, is authorized to make such changes to the other provisions of the Monterey County Code to provide for the accuracy of cross references in the County Code to the chapters and sections amended and added by this ordinance.

SECTION 23. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any other part thereof be unconstitutional or invalid.

SECTION 24. This ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this 7th day of January, 2014, by the following vote:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter
NOES: None
ABSENT: None
ABSTAIN: None

Chair,
Monterey County Board of Supervisors

ATTEST:

GAIL T. BORKOWSKI
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

WENDY S. STRIMLING
SENIOR DEPUTY COUNTY COUNSEL

Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Upon motion of Supervisor Potter, seconded by Supervisor Salinas and carried by those members present, the Board of Supervisors hereby:

Public hearing held and adopted Ordinance 5230:

a. Making express findings regarding amendments to the 2013 California Building Standards Code that are reasonably necessary due to local climatic, geological or topographic conditions pursuant to Sections 17958.7 and 18941.5 of the Health And Safety Code;
b. Amending Chapter 1.22 relating to code enforcement and repealing Chapters 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.16, 18.17, and 18.52 and adding chapters 18.00, 18.01, 18.02, 18.02.5, 18.03, 18.04, 18.05, 18.06, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13 and 18.16 of the Monterey County Code relating to adoption of the 2013 edition of the California Building Standards Code with local amendments with related administrative and enforcement provisions; and
c. Establishing the Building Standards Appeals Board, to be appointed by the Board of Supervisors, to hear matters and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the County's Building Codes.

PASSED AND ADOPTED on this 7th day of January 2014, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker and Potter
NOES: None
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 77 for the meeting on January 7, 2014.

Dated: January 8, 2014
File Number: 13-1331

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy