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

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

January 27, 2014

Jim MacDonald, Chief Building Official
Division of Building and Safety
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

RE: Ordinance #4456

Dear Mr. MacDonald:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 20, 2013.

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

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

On a related matter, should your 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

O'Brien, Laurie@DGS

From: Marie Becerra <Marie.Becerra@ventura.org>
Sent: Friday, December 20, 2013 10:49 AM
To: OrdinanceFilings@DGS
Subject: Fwd: Ventura County Building Code for Filing
Attachments: VCBC Sig Pages.pdf

Importance: High

Lori or Kevin -

Per Kevin, attached is the second page with the Ordinance number on it, Page 4 with the Ordinance number on it, Page 147 with the signatures on it, and Exhibit 5 - the two page Resolution with the signatures on it for the previously sent Ventura County Building Code for filing.

Please advise if the letter acknowledging receipt of the amendment will be Emailed to us or sent via U.S. Mail.

Thank you,

Marie Becerra
Management Assistant III
Resource Management Agency
Building and Safety
800 S. Victoria Ave., L#1720
Ventura, CA 93009
(805) 654-2795
marie.becerra@ventura.org

O'Brien, Laurie@DGS

From: Marie Becerra <Marie.Becerra@ventura.org>
Sent: Thursday, December 12, 2013 3:33 PM
To: OrdinanceFilings@DGS
Subject: Ventura County Building Code for Filing
Attachments: CBSC Filing Ltr re 2013 VCBC.pdf; Exhibit 1 - Final Draft 2013 VCBC.pdf; Exhibit 3 - Abbreviated Summary.pdf; Exhibit 5 - Resolution of Express Findings.pdf; Exhibit 6 - Resolution of Express Findings - LDD.pdf; Exhibit 7 - Express Findings - CBSC.pdf; Exhibit 8 - Express Findings - LDD.pdf

Importance: High

To Whom it May Concern:

Attached please find the Ventura County Building Code for filing.

We can keep in the code package indicating the date and time of filing.

Please advise if the letter acknowledging receipt of the amendment will be Emailed to us or sent via U.S. Mail.

Thank you,

Marie Becerra
Management Assistant III
Resource Management Agency
Building and Safety
800 S. Victoria Ave., L#1720
Ventura, CA 93009
(805) 654-2795
marie.becerra@ventura.org

RESOURCE MANAGEMENT AGENCY
county of ventura

DIVISION OF BUILDING AND SAFETY
Jim MacDonald
Building Official

December 12, 2013

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

Attention: Jim McGowan, Executive Director

Dear Sir:

In accordance with Section 17958.7 of the California Health and Safety Code, I have attached herewith a copy of the adopted Ventura County Building Code (VCBC) Ordinance. The VCBC is an adoption of the 2013 California Building Standards Code together with Ventura County amendments. Additionally, I have included an analysis of the revisions made to the VCBC as well as the Resolution of Express Findings as adopted by the Ventura County Board of Supervisors on December 10, 2013.

These documents are forwarded to you in order to satisfy the requirements of the above-referenced Health and Safety Code section. If you have any questions, feel free to contact me at (805) 654-2787.

Respectfully Submitted,

Jim MacDonald, CBO, CFM
Building Official
County of Ventura

cc: 2013 VCBC Adoption File
Chron

MAIN OFFICE, L #1720
800 South Victoria Avenue, Ventura, CA 93009 (805) 654-2771 FAX (805) 648-9212

BRANCH OFFICE
East County: 3855-F Alamo Street, L #5915, Room 2019-A, Simi Valley, CA 93065 (805) 582-8064 FAX (805) 582-8085

Printed on Recycled Paper

The Ventura County Building Code, as shown herewith, is a compilation of the following ordinances adopted by the Ventura County Board of Supervisors.

Ordinance no.	Effective date
3773	June 19, 1986
3778	July 31, 1986
3904	August 11, 1989
4002	August 14, 1992
4130	June 12, 1997
4188	July 15, 1999
4274	December 5, 2002
4369	January 1, 2008
4422	January 1, 2011
4456	January 9, 2014

ORDINANCE NO. 4452

AN ORDINANCE OF THE COUNTY OF VENTURA AMENDING THE VENTURA COUNTY BUILDING CODE AND ADOPTING BY REFERENCE THE CURRENT EDITIONS OF CERTAIN STATE AND MODEL CODES AS FOLLOWS: CALIFORNIA BUILDING CODE, 2013 EDITION; CALIFORNIA RESIDENTIAL CODE, 2013 EDITION, CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION, UNIFORM HOUSING CODE, 1997 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; CALIFORNIA ELECTRIC CODE, 2013 EDITION; CALIFORNIA PLUMBING CODE, 2013 EDITION; THE CALIFORNIA MECHANICAL CODE, 2013 EDITION; AND APPENDIX A1 OF THE CALIFORNIA EXISTING BUILDING CODE, 2013 EDITION, TOGETHER WITH AMENDMENTS THERETO.

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

ARTICLE 1 - ADOPTION OF THE CALIFORNIA BUILDING STANDARDS CODES AND OTHER MODEL CODES BY REFERENCE

CHAPTER 1 - ADOPTION INTO THE VENTURA COUNTY BUILDING CODE

SECTION 101 VENTURA COUNTY BUILDING CODE DEFINED.

101.1 ELEMENTS. The Ventura County Building Code contained herein is comprised of the following elements:

a) The specified portions of the California Building Standards Codes known as Title 24, Parts 2, 2.5, 3, 4, 5, 6, 8, 10 and 11; and

b) The model codes referenced by the California Building Standards Code and the model codes herein adopted by reference being:

1) The International Building Code, 2012 Edition.
2) The International Residential Code, 2012 Edition.
3) The National Electrical Code, 2011 Edition.
4) The Uniform Mechanical Code, 2012 Edition.
5) The Uniform Plumbing Code, 2012 Edition.
6) The International Existing Building Code, 2012 Edition.
7) The Uniform Housing Code, 1997 Edition.
8) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; and

c) The Ventura County Amendments contained in this ordinance to the above referenced codes.

Taken together, the codes and amendments described above constitute the Ventura County Building Code.

101.2 AMENDMENTS. Ventura County amendments to the California Building Standards Code and the other adopted model codes are found in Articles 2 through 10 of this Code.

102 ADMINISTRATION. The administrative provisions referenced in Article 2 - General Application Amendments are applicable to all portions of the Ventura County Building Code.

VENTURA COUNTY

BUILDING CODE

2013 EDITION

Ventura County Ordinance

Compiled by

THE RESOURCE MANAGEMENT AGENCY
DIVISION OF BUILDING AND SAFETY

Ventura

800 South Victoria Avenue,
Ventura, CA 93009
(805) 654-2771

East County

3855-F Alamo, Rm. 2019-A
Simi Valley, CA 93065
(805) 582-8064

EXHIBIT 1

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3773	June 19, 1986
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EXHIBIT 1

[Insert
Table of Contents
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b) The model codes referenced by the California Building Standards Code and the model codes herein adopted by reference being:

1) The International Building Code, 2012 Edition.
2) The International Residential Code, 2012 Edition.
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4) The Uniform Mechanical Code, 2012 Edition.
5) The Uniform Plumbing Code, 2012 Edition.
6) The International Existing Building Code, 2012 Edition.
7) The Uniform Housing Code, 1997 Edition.
8) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; and

c) The Ventura County Amendments contained in this ordinance to the above referenced codes.

Taken together, the codes and amendments described above constitute the Ventura County Building Code.

101.2 AMENDMENTS. Ventura County amendments to the California Building Standards Code and the other adopted model codes are found in Articles 2 through 10 of this Code.

102 ADMINISTRATION. The administrative provisions referenced in Article 2 - General Application Amendments are applicable to all portions of the Ventura County Building Code.

103. FILING WITH THE CLERK OF THE BOARD. Not less than one (1) certified copy of this Code and of each of the codes adopted by reference herein are on file in the office of the Clerk of the Board of Supervisors, and all such certified copies of the codes shall be kept at that office for public inspection while this Code is in force.

104. COPIES OF CODE FOR SALE TO THE PUBLIC. Copies of the Ventura County Building Code shall be made available in the offices of the Building Official for examination. Purchase of the codes by the public at a price not to exceed the actual cost thereof to the County plus a reasonable handling charge as established by the Building Official shall be available for purchase depending on the stock on hand.

CHAPTER 2 - ADOPTION OF THE CALIFORNIA RESIDENTIAL CODE (CRC)

SECTION 101 - ADOPTION. That building code known as the "California Residential Code," 2013 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 2.5 - a portion of the "California Building Standards Code", which incorporates by reference the 2012 edition of the International Residential Code with adopted California amendments, together with Appendices "H" Patio Covers, promulgated and published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 the purpose and subject matter of which, among other things, is to protect the public health and safety as set out in Section 101.3 of the International Residential Code, is hereby adopted and enacted as the primary residential building code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

SECTION 102 - AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments which follow. Ventura County amendments to the California Residential Code are found in Article 3 of this Code.

CHAPTER 3 - ADOPTION OF THE CALIFORNIA BUILDING CODE (CBC)

SECTION 101 - ADOPTION. That building code known as the "California Building Code," 2013 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 2 - a portion of the "California Building Standards Code", which incorporates by reference the 2012 edition of the International Building Code with adopted California amendments, together with Appendices Chapter "C" Agricultural Buildings; "I" Patio Covers; "J" Grading; promulgated and published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795 the purpose and subject matter of which, among other things, is to protect the public health and safety as set out in Section 101.3 of the International Building Code, is hereby adopted and enacted as the primary building code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein subject to the following amendments.

SECTION 102 - AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments which follow. Ventura County amendments to the California Building Code are found in Article 4 of this Code.

CHAPTER 4 - ADOPTION OF THE CALIFORNIA ELECTRICAL CODE (CEC)

SECTION 101 - ADOPTION. That Electrical Code known as the "California Electrical Code," 2013 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 3 - a portion of the "California Building Standards Code", which incorporates by reference the 2011 edition of the National Electrical Code with necessary California amendments, promulgated and published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269; the purpose of which, among other things is to provide minimum standards for the design, installation, maintenance, and use of electrical wiring and electrical apparatus in order to safeguard persons and property from electrical hazards, is hereby adopted and enacted as the primary Electrical Code of the County and is made a part of this Code by reference with the same force and effect as if fully set forth herein, with specific modifications as indicated in Article 5:

SECTION 102 - AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to the California Electrical Code are found in Article 5 of this Code.

CHAPTER 5 - ADOPTION OF THE CALIFORNIA MECHANICAL CODE (CMC)

SECTION 101 - ADOPTION. That mechanical code known as the California Mechanical Code," 2013 Edition and also known as the California Code of Regulations (C.C.R.), Title 24, Part 4 - a portion of the "California Building Standards Code", which incorporates by reference the 2013 edition of the Uniform Mechanical Code with necessary California amendments, and Appendices B, C, and D promulgated and published by the International Association of Plumbing and Mechanical Officials, 5001 E Philadelphia St, Ontario CA, 91761, and as amended herein, the purpose and subject matter of which, among other things, is to protect public health and safety as stated in Section 102 of said code, is hereby adopted and enacted as the primary mechanical code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein, subject to the following amendments.

SECTION 102 - AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments which follow. Ventura County amendments to the California Mechanical Code are found in Article 6 of this Code.

CHAPTER 6 - ADOPTION OF THE CALIFORNIA PLUMBING CODE (CPC)

SECTION 101 - ADOPTION. That plumbing code known as the "California Plumbing Code," 2013 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 5 - a portion of the "California Building Standards Code", which incorporates by reference the 2012 edition of the Uniform Plumbing Code with necessary California amendments, together with Uniform Plumbing Code Appendices A, B, D, H, and I promulgated and published by the International Association of Plumbing and Mechanical Officials, 5001 E Philadelphia St, Ontario CA, 91761, the purpose and subject matter of which is to protect public health and safety by establishing minimum regulations for the installation, alteration, or repair or plumbing and drainage systems, is hereby adopted and enacted as the primary plumbing code of the County and made a part of this Code by reference with the same force and effect as if fully set forth herein, subject to the following amendments.

SECTION 102 - AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to the California Plumbing Code are found in Article 7 of this Code.

CHAPTER 7 - ADOPTION OF THE UNIFORM HOUSING CODE (UHC)

SECTION 101 - ADOPTION. That Housing Code known as the "Uniform Housing Code," 1997 Edition which was promulgated and published by the International Conference of Building Officials, 5360 South Workingman Mill Road, Whittier, California 90601, the purposes and subject matter of which among other things is to protect the public health and safety as set out in Section 102 of said Code, is hereby adopted and enacted as the primary Housing Code of the County and is made a part of this Code by reference with the same force and effect as if fully set forth herewith with specific modifications as indicated below.

SECTION 102 - AMENDMENTS. Refer to Article 2, Chapter 1, Section 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to the Uniform Housing Code are found in Article 8 of this Code.

CHAPTER 8 - ADOPTION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (DBC)

SECTION 101 - ADOPTION. That code known as the "Uniform Code for the Abatement of Dangerous Buildings," 1997 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, the purpose of which, among other things, is to protect the public health and safety as set out in Section 102 of this Code, is hereby adopted and enacted as the Code for Abatement of Dangerous Buildings in the County and is made a part of this Code by reference with the same force and effect as if fully set forth herein with specific modifications as indicated below. This Code will be referred to herein as the Dangerous Buildings Code.

SECTION 102 - AMENDMENTS. Refer to Article 2, Chapter 1, Sec. 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments Ventura County amendments to the Dangerous Buildings Code are found in Article 9 of this Code.

CHAPTER 9 - ADOPTION OF APPENDIX CHAPTER A1 OF THE CALIFORNIA EXISTING BUILDING CODE (CEBC)

SECTION 101 - ADOPTION: That code known as the "California Existing Building Code", 2013 Edition, and also known as the California Code of Regulations (C.C.R.), Title 24, Part 10 - a portion of the "California Building Standards Code" which incorporates by reference Appendix Chapter 1 of the 2012 edition of the International Existing Building Code, promulgated and published by the International Code Council , 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, and as amended herein, the purpose and subject matter of which, among other things, is to promote public safety and welfare by reducing the risk of death or injury from the effects of earthquakes on existing unreinforced masonry bearing wall buildings as stated in Section A101 of said code, is hereby adopted as the primary code for addressing existing unreinforced masonry (URM) wall buildings in the County and made a part of this Code by reference with the same force and effect as if fully set forth herein, subject to the following amendments.

SECTION 102 - AMENDMENTS: Refer to Article 2, Chapter 1, Section 101.23 in this Code for an explanation of the section numbering and cross-referencing system used for the amendments. Ventura County amendments to Appendix Chapter 1 of the International Existing Building Code are found in Article 10 of this Code.

ARTICLE 2 - AMENDMENTS OF GENERAL APPLICATION TO ALL OF THE ADOPTED STATE AND MODEL CODES

CHAPTER 1
DIVISION II – SCOPE AND ADMINISTRATION

SECTION 101 – GENERAL

101.1 TITLE. This ordinance shall be known as the "Ventura County Building Code," may be cited as such, and will be referred to herein as "this Code." This ordinance shall adopt certain State and model codes by reference, together with amendments thereto, as published herein. These referenced codes and amendments shall have the same force and effect as if fully set forth herein.

101.2 SCOPE. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Detached one- and two-family dwellings not more than two stories above grade plane in height with a separate means of egress and their accessory structures shall comply with either the California Building Code or the California Residential Code.

101.2.1 APPENDICES. Provisions in the appendices shall not apply unless specifically adopted.

101.3 PURPOSE. The Board of Supervisors expressly finds that the purpose of this Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, relocation, and maintenance of all buildings and structures within the County and certain equipment specifically regulated herein.

The purpose of this Code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Code.

101.4 REFERENCED CODES. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 GAS. The provisions of the California Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 MECHANICAL. The provisions of the California Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 PLUMBING. The provisions of the California Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.3.1 The provisions of Article 7, Appendix Chapter H, in this Code shall apply to private sewage disposal systems.

101.4.4 PROPERTY MAINTENANCE. The provisions of the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.5 FIRE PREVENTION. The provisions of the California Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation. Fire Prevention is governed by Ordinance No. 27 of the Ventura County Fire Protection District as such ordinance may be amended or supplemented by the District from time to time.

101.4.6 ENERGY. The provisions of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.5 AUTHORITY. This Code is adopted pursuant to the statutory authority of Health and Safety Code Section 17910 et seq., known as the "State Housing Law." It is further adopted in conformity with the provisions of Sections 50022.1 to 50022.10, inclusive of the Government Code relating to the adoption of codes by reference.

101.6 APPLICABILITY. This Code shall apply within all of the unincorporated territory of Ventura County.

101.7 INTENT. It is the intent of this Article to provide administrative control over all of the applicable sections of the adopted State and model codes even if these sections are not specifically identified in each of the adopted codes.

101.8 CONFLICTS. Wherever conflicts occur between the provisions of this Code and the separate codes adopted by reference hereby, or between different sections within such individual code or codes, the most restrictive provisions or those which set the highest standard of health and safety shall govern.

Where conflicts occur between provisions of this Code and other duly enacted County codes and ordinances, those provisions becoming law last in time shall govern.

Wherever in this Code reference is made to the Appendix, the Appendix shall not apply unless specifically adopted.

101.9 SEVERABILITY. If any article, chapter, section, sub-section, sentence, clause or phrase of these regulations is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of these regulations. The Board of Supervisors hereby declares that it would have passed this ordinance, and each article, chapter, section, sub-section, sentence, clause or phrase thereof, irrespective of the fact that any one or more articles, chapters, sections, sub-sections, sentences, clauses, and phrases be declared unconstitutional or invalid.

101.10 SECTION NUMBERING AND CROSS-REFERENCING SYSTEM FOR CODE AMENDMENTS. To facilitate cross-referencing between the adopted codes as published and the amendments contained herein, amendments are numbered to correspond to the State and model code sections which are affected. Thus, "Article 3, Chapter 7A Section 704A" in this Code is an amendment to, and supersedes Chapter 7A, Section 704A as published in the California Building Code.

Generally, each numbered subsection of the adopted codes, for example, CBC subsection 704A.3, is deemed to be separate and distinct from others for the purpose of amendment. An amendment to one subsection changes only that portion and does not by omission of reference amend or delete any other part of the Section such as CBC Section 704A.2.

SECTION 102 – Applicability

102.1 GENERAL. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 OTHER LAWS. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 APPLICATION OF REFERENCES. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 REFERENCED CODES AND STANDARDS. Whenever in this Code, except as stated in Article 1, Section 101.1, or in any of the codes adopted by reference hereby, another code or publication of standards or of rules or regulations is referred to, any language to the contrary notwithstanding, such reference shall not incorporate by reference such other codes, standards, or rules or regulations as part of this Code or of any of the codes adopted by reference hereby unless set out in full herein, but they shall be considered and may be used by the Building Official as guides to assist in determining whether or not there has been compliance with the provisions of this Code. The Building Official shall not be bound by the provisions of any such other codes, standards, interpretations, or rules or regulations not expressly adopted by reference in this Code in determining such compliance.

102.5 PARTIAL INVALIDITY. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 EXISTING STRUCTURES. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the California Building Code or the California Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

SECTION 103 – ORGANIZATION AND ENFORCEMENT

103.1 CONTINUANCE OF DIVISION. There is hereby continued within the County the "Division of Building and Safety" of the Resource Management Agency, which division shall be under the administrative and operational control of the Building Official designated by the appointing authority.

103.2 APPOINTMENT. The Building Official shall be appointed by the Director of the Resource Management Agency.

103.3 DEPUTIES. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Director of the Resource Management Agency, the Building Official shall have the

authority to appoint a deputy Building Official, district managers, related technical officers, inspectors, plan examiners, plan check engineers, and other employees. Such employees shall have powers as delegated by the Building Official.

SECTION 104 – POWERS AND DUTIES OF THE BUILDING OFFICIAL

104.1 ENFORCEMENT OF CODES. The Building Official is hereby authorized and directed to enforce all the provisions of this Code and of the codes adopted by reference hereby. The decision of the Building Official in enforcing the provisions of this Code or of the codes adopted by reference, or in interpreting the provisions thereof, or in exercising the authority delegated thereby shall be final, subject to appeal as provided in this Code. For such purposes, the Building Official shall have the powers of a law enforcement officer.

The Building Official shall have the power to render interpretations of this Code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code.

104.2 APPLICATIONS AND PERMITS. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.3 NOTICES AND ORDERS. The Building Official shall issue all necessary notices or orders to ensure compliance with this code.

104.4 INSPECTIONS. The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 IDENTIFICATION. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

> **104.5.1 POWER OF CITATION.** Pursuant to the authority vested in the Board of Supervisors of the County of Ventura by California Penal Code section 836.5, the Building Official and certain of his authorized subordinates as hereinafter provided shall have the power of arrest without warrant whenever they have reasonable cause to believe that the person to be arrested has committed in their presence a misdemeanor, misdemeanor/infraction, or infraction, consisting of a violation of the provisions of this Code or any other ordinance or statute which the Building Official has a duty to enforce.
>
> The persons who are authorized to make arrests as herein provided shall consist of the Building Official and those of his subordinates as he may from time to time designate, whose duties include inspection and enforcement activities for Ventura County.
>
> In any case in which a person is arrested pursuant to this section and the person arrested does not demand to be taken before a magistrate, the arresting officer shall prepare a written notice to appear and release the person on his promise to appear as prescribed by section 853.6 of the California Penal Code. The provisions of that chapter shall thereafter apply with reference to any proceeding based upon the issuance of a written notice to appear pursuant to this section.

104.6 RIGHT OF ENTRY. Whenever it is necessary to make an inspection to enforce any of the provisions of this Code, or whenever the Building Official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or

code violation which makes such building or premises unsafe, dangerous, hazardous, or insanitary, the Building Official or his authorized representative may enter such building, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this Code; provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or the persons having charge or control of the building, structure, or premises and request entry. If such entry is refused, the Building Official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

104.7 RECORDS. The Building Official shall keep a permanent, accurate account of all fees and other monies collected and received under this Code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

104.8 LIABILITY. The Building Official or his authorized representatives charged with the enforcement of this Code, acting in good faith and without malice in the discharge of his duties, shall not thereby render himself personally liable for any damage that may accrue to persons or property as a result of any act or omission in the discharge of his duties. Any suit brought against the Building Official or employee because of such act or omission performed by him in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this Code or enforced by the code enforcement agency shall be defended by the legal department of the County until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by the County.

It is the intent of the Board of Supervisors to establish minimum standards for the protection of the public health, safety, and welfare. This Code shall not be construed to establish standards of performance, strength, or durability other than those specified. Neither this Code nor any services rendered in connection with or pursuant to its terms by County officers, inspectors, agents or employees, is intended nor shall be construed as the basis for any express or implied warranties or guarantees to any person relative to or concerning any structure or part, portion, or appurtenance thereto or thereof constructed, erected, altered, enlarged, repaired, moved, replaced, or removed pursuant to this Code or any permits against the County or any of its officers, inspectors, agents, or employees because any structure or portion thereof erected, constructed, altered, enlarged, repaired, moved, replaced, or removed, or any appliances installed, maintained, repaired or replaced hereunder does not meet the standards prescribed herein, or does not meet any other standards prescribed elsewhere as to performance, strength, durability or other characteristics.

This Code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or the County be held as assuming any such liability by reason of the inspections authorized by this Code or any permits or certificates of inspection issued under this Code.

104.9 APPROVED MATERIALS AND EQUIPMENT. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

> **104.9.1 USED MATERIALS AND EQUIPMENT.** The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

104.10 MODIFICATIONS. Wherever there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification

does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 FLOOD HAZARD AREAS. The building official shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3, or R322, unless a determination has been made that:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612, or R322, inappropriate.
2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.

104.11 ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

104.11.1 RESEARCH REPORTS. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 TESTS. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

SECTION 105 – PERMITS

105.1 PERMITS REQUIRED. No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure, building service equipment, machine, equipment, or cause the same to be done, without first obtaining the necessary permit for each such building or structure from the Building Official. The terms "erect, construct, enlarge, alter, repair," etc. as used above shall be deemed to include any and all electrical, plumbing, mechanical, grading, or other work regulated by this Code.

105.1.1 ANNUAL MAINTENANCE PERMITS. The Building Official may, upon receipt of the required fee, issue an annual maintenance permit to any authorized person, firm, or corporation regularly engaged in the repair, replacement, or facility maintenance of electrical, plumbing, or mechanical systems regulated by this Code. The annual maintenance permit shall cover maintenance work which is performed on the specific premises of a person, firm or corporation and shall entitle the holder to be issued permits for said work on a monthly

basis in lieu of obtaining individual permits prior to each installation or alteration of electrical wiring, plumbing, or mechanical equipment.

105.1.1.1 APPLICABILITY Annual Maintenance Permits shall only be applicable to commercial and industrial facilities.

105.1.2 REPORTING. The holder of an annual maintenance permit shall report all work done under the permit on a form furnished for that purpose not more than fifteen (15) days following the end of each calendar month, or as otherwise approved by the Building Official. Each such report shall be accompanied by required fees.

105.1.3 STREAMLINED PERMITS FOR CERTAIN AGRICULTURAL BUILDINGS, GREENHOUSES AND SHADE STRUCTURES. The provisions of this Code with respect to plan review and inspection shall not apply to certain agricultural buildings, greenhouses and shade structures as specified herein, provided that all of the following conditions are met:

1. The building or structure is used exclusively as an agricultural building as defined in the International Building Code (I.B.C.), and no portion thereof is designed, equipped or intended for human occupancy or any use other than as an agricultural building, and
2. The building or structure is located not closer than 30 feet to an adjoining property line, except a public way, or 60 feet from a building on the same lot. (See Table 602).
3. The building or structure is detached, single story, not over 15 feet in height as defined in the IBC, and is of conventional light wood frame (Type V-B) construction, and
4. The floor area of the building or structure does not exceed the following limits:
    a. On sites of 10 acres or more in size: 3,000 square feet.
    b. On sites 2 acres or more but less than 10 acres in size: 1,500 square feet, except for nurseries.
    c. On sites 2 acres or more but less than 10 acres in size: 3,000 square feet for nurseries licensed by the Agricultural Commissioner.
    d. On sites less than 2 acres in size: none.
    e. Shade cloth structures without permanently affixed sides: 12,000 square feet, and
5. The building is determined to be exempt from requirements for preparation of plans by a professional engineer or architect as set forth in the California Professional Engineer's or Architect Act, and
6. A Zoning Clearance as an agricultural building, greenhouse or shade structure for the building or structure is approved by the Planning Division, and
7. Approval from the Environmental Health Division is obtained for properties with septic systems, and
8. Approval from the Flood Plain Manager of the Public Works Agency is obtained as required, and
9. Approval from the Ventura County Fire Department is obtained relative to access, water supply, fire sprinkler, brush clearance and high fire hazard area requirements for any barn or storage structure designed and constructed to house farm implements, hay, grain, poultry or livestock in excess of 1,500 square feet in area; and where a review for other types of agricultural buildings up to 3,000 square feet in area in not required; and
10. Approval from the Development and Inspection Services Division of the Public Works Agency is obtained when a grading permit is required, and
11. A code complying exit is provided from the building or structure, and
12. There is no plumbing, mechanical or electrical work proposed for the building or structure.

105.1.3.1 FEES FOR STREAMLINED AGRICULTURAL BUILDING PERMITS. Except for the required permit issuance fee, no plan review or building permit fee shall be applicable to agricultural buildings, greenhouses and shade structures qualifying for the above procedure under the provisions of that section.

105.1.3.2 OTHER PERMITS. Plumbing, mechanical and electrical permits shall be required when applicable.

105.1.3.3 APPLICABILITY TO OTHER AGENCIES. Nothing herein shall be construed as providing exemption from the requirements of any agency other than the Division of Building and Safety.

105.1.4 PERMITS FOR SMALL AGRICULTURAL PRODUCE STANDS. The provisions of this Code with respect to plan review and inspection shall not apply to agricultural produce stands, as specified herein, provided that all of the following conditions are met:

1. A Zoning Clearance for the produce stand is approved by the Planning Division.
2. Approval for the sale of agricultural products is obtained from the Environmental Health Division.
3. Approval from the Environmental Health Division is obtained for properties with septic systems.
4. The produce stand is used exclusively for the sale of agricultural produce only.
5. The building or structure is located not closer than 30 feet to an adjoining property line, except a public way or 60 feet from a building on the same lot. (See Table 602).
6. The floor area of the building does not exceed 400 square feet and is a single story, entirely of conventional light-wood frame structure of type V-B construction.
7. An area equivalent to at least 65% of the area of the longest side is left open and unobstructed during business hours.
8. A code complying exit is provided from the structure.

105.1.4.1 FEES FOR SMALL AGRICULTURAL PRODUCE STANDS. Except for the required permit issuance fee, no plan review or building permit fee shall be applicable to produce stands qualifying for exemption under the provisions of this section.

105.1.4.2 OTHER PERMITS. Plumbing, mechanical and electrical permits shall be required when applicable.

105.1.4.3 APPLICABILITY TO OTHER AGENCIES. Nothing herein shall be construed as providing exemption from the requirements of any agency other than the Division of Building and Safety.

SECTION 105.2 EXEMPTED WORK

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

1. One-story detached accessory buildings used as tool and storage sheds, patio covers, playhouses, playground or athletic equipment and similar uses provided the floor area does not exceed 120 square feet and are not more than 12 feet in height above grade.
2. Fences not over 6 feet high measured from adjacent grade on the side which yields the greatest height, unless supporting a surcharge or structural element.
3. Oil derricks.
4. Movable cases, counters, and partitions not over 5 feet 9 inches high.
5. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the tank capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.

7. Platforms, walks and wood decks not more than 30 inches above grade at any point and not over any basement or story below, nor supporting any structure above and are not part of an accessible route.
8. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported completely by an exterior wall of Group R, Division 3 or Group U Occupancies when projecting not more than 54 inches nor encroaching into required yards.
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy that are less than 18 inches deep, and the pool walls are entirely above the adjacent grade and the capacity does not exceed 5,000 gallons (18,927L).
12. Freestanding signs not more than 10 feet in height and not more than 72 square feet in area and wall signs not more than 200 square feet in area, when supported by an approved zone clearance.
13. Residential television and radio antennas and dish antennas not more than 3 feet in diameter when supported by an approved zone clearance.
14. Commercial antennas not over 15 feet in height, or located not more than 15 feet above grade, when supported by an approved zone clearance.
15. Electrolier standards and flag poles not over 35 feet in height when supported by an approved zone clearance.
16. Readily removable plastic covered hoop structures without in-ground footings or foundations that are not more than 12' in height.
17. Agricultural wind generating machines except that an electrical or gas permit is required if they are connected to a commercial utility.
18. Detached one story shade covers for animals when the covers are not over 12 feet in height above grade and not more than 1,000 square feet of roof area.
19. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

ELECTRICAL: An electrical permit will not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this Code.
2. Repair or replacement of fixed motors, transformers or approved fixed appliances of same type and rating and in the same location.
3. Temporary decorative lighting energized by cord or cable having an attachment plug end to be connected to an approved receptacle.
4. Reinstallation of attachment plug receptacles but not the outlets therefore.
5. Replacement of an overcurrent device of the same capacity and in the same location.
6. Repair or replacement of electrodes or transformers of the same size and capacity for approved signs or gas tube systems.
7. Removal of abandoned electrical wiring.
8. Electrical wiring, devices, appliance or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
9. Low-energy power, control and signal circuits of Class II and III as defined in this Code.

PLUMBING: A plumbing permit will not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent piping, provided that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace all or part thereof with new material, the same shall be considered as new work, and a permit shall be obtained and inspections made, as provided in this Code.
2. The clearing of stoppages or the repair of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, or the installation of new water closets on existing drainage connections, providing such repairs or reinstallation do not involve or require the replacement or rearrangement of valves or pipes. If it becomes necessary to remove and replace or rearrange valves, water piping, traps, drainpipe, soil, waste or vent pipes, the same shall be considered as new work, and a permit shall be obtained and inspections made as provided in the code.

MECHANICAL: A Mechanical Permit shall not be required for the following:

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment, regulated by this Code.
3. Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of this Code.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this Code.
5. A unit refrigerating system.

Exemption from the 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.

105.2.1 EMERGENCY BUILDING PERMITS. The Building Official is hereby authorized to establish procedures for issuing permits to correct emergency situations. The Building Official may verbally authorize work to proceed for such purposes, with the condition that a standard application will be filed once the emergency has been overcome. The holders of such emergency permits shall proceed at their own risk without assurance that the work so accomplished shall be approved as constructed.

Emergency repairs to plumbing, electrical, and mechanical installations may be initiated prior to obtaining the required permits, provided that such work was urgently necessary and it was impractical to obtain the permits prior to commencement of the work. Permits for all such work shall be obtained as soon as it is practical to do so.

105.2.2 REPAIRS. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 PUBLIC SERVICE AGENCIES. A permit shall not be required, and this ordinance shall not apply, to the location or construction of facilities for the production, generation, storage, treatment, or transmission of water, wastewater, or electrical energy that is under the ownership and control of public service agencies by established right. [See Gov Code 53091(d)]

105.2.4 WAIVER OF PERMIT. The Building Official may, by administrative order, waive permit requirements for work which is not inimical to the public health, safety or welfare, or which because of its temporary nature or special purpose, does not fall within the purview or intention of this Code.

105.3 APPLICATION FOR PERMIT. To obtain a permit the applicant shall first file an application therefore in writing on a form furnished for that purpose. Every such application shall:

1. Give such information as may be required by the Building Official, County Agencies, or State Law.
2. Be accompanied by such plans, diagrams, computations, schedules, specifications and other data as may be necessary to determine compliance with this Code and other applicable codes, laws, ordinances, rules and regulations.

105.3.1 ACTION ON APPLICATION. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefore. If the Building Official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable.

105.3.2 EXPIRATION OF PLAN REVIEW. Applications for which no permit is issued within 360 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. Upon written request by the applicant, a plan review application may be extended by the Building Official for an additional 180 day period, provided:

1. No code changes have occurred within 360 Days of the initial plan review application, and
2. The plan review application has been "APPROVED" as provided in Section 106.3 of this Code and,
3. The request for extension is accompanied by a fee not less than 10% of the plan review fees in effect at the time of plan review application, and
4. There are no changes proposed for the plan review application. Changes proposed after plan approval shall automatically cause expiration and a new plan check application with new full plan review fees shall be required.

Unless specifically authorized by the Building Official, and documented as to cause, no application shall be extended more than once.

105.4 VALIDITY OF PERMIT. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5 EXPIRATION OF PERMIT. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days after the date of issuance of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work may be recommenced, a new or renewed permit shall first be obtained to do so. The fee therefore shall be based upon the valuation and extent of work remaining to complete the project, but such fee shall not exceed one-half the permit fee as reflected in the latest adopted fee schedule; provided no changes have been made or will be made in the original plan and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration has exceeded one year, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may perform work under that permit when he is unable to perform work within the time required by this section for good and satisfactory reasons. The Building Official may, without requiring payment of an additional permit fee, extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

Demolition permits issued for the correction of violations shall expire after 30 days.

105.6 SUSPENSION OR REVOCATION. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 PLACEMENT OF PERMIT. The building permit or copy shall be kept on the site of the work until the completion of the project.

105.8 PERMITS TRANSFERABLE. Permits required by this Code may be transferred from the original permittee to second parties when legal requirements have been satisfied, when approved by the Building Official, and when applicable fees have been paid.

105.9 VOLUNTARY GREEN BUILDING When approved by the Building Official, new buildings shall receive expedited plan review processing and the expedited plan review fee shall be waived if the applicant voluntarily conforms to the Tier 1 or Tier 2 Voluntary Green Building Standards of Title 24, Part 11.

105.9.1 FAILURE TO PERFORM Projects that fail to comply with the selected Tier under this provision after receiving expedited plan check processing shall, upon notification by the Building Official, pay the expedited plan check fee applicable to the project at the time of submittal.

105.9.2 WORKLOAD EXEMPTION When the Building Official determines that plan review workload or staffing levels are such that the acceptance of a plan review under this provision would extend the plan check turn-around-time for other applications to an unacceptable level, the Building Official is authorized to suspend the acceptance of plans under this provisions until plan review workload or staffing levels are deemed acceptable.

SECTION 106 – FLOOR AND ROOF DESIGN LOADS

106.1 LIVE LOADS POSTED. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m^2), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

106.1.1 SNOW LOAD POSTING. [OSHPD 3] Snow loads used in design shall be posted as for live loads.

106.2 ISSUANCE OF CERTIFICATE OF OCCUPANCY. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

106.3 RESTRICTIONS ON LOADING. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107 – CONSTRUCTION DOCUMENTS

107.1 SUBMITTAL DOCUMENTS. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the Building Official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The Building Official may require plans,

computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

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

Computations, diagrams, schedules, soil reports, geological or geotechnical reports, and other data sufficient to show the correctness and adequacy of the plans shall be submitted when required by the Building Official.

107.2 CONSTRUCTION DOCUMENTS. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.5.

107.2.1 INFORMATION ON CONSTRUCTION DOCUMENTS. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official.
Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

107.2.2 FIRE PROTECTION SYSTEM SHOP DRAWINGS. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

107.2.3 MEANS OF EGRESS. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 EXTERIOR WALL ENVELOPE. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 SITE PLAN. The Construction Documents submitted in accordance with Section 107.1 of this Code shall be accompanied by a Site Plan, drawn to scale, showing the size and location of all proposed construction, all existing structures on the site, including the Point of Connection to the Public or Private Sewer System, Public or Private Water Supply and all other serving utilities, distances between proposed and existing structures, from proposed structures to property lines and the established street grades and proposed finished grades. Site Plans shall also include the location of all recorded easements along with the easement descriptions. When applicable, Site Plans shall also indicate flood hazard areas, floodways,

and design flood elevations, including finish floor elevations of the lowest habitable floor, or lowest horizontal structural member for coastal high hazard areas (V Zones).

When required by the Building Official, a survey of the lot shall be performed to assure that a structure is located in accordance with the requirements of this Code, and/or is situated with respect to Mean Sea Level such that it complies with regulations governing construction in flood-prone areas.

107.2.5.1 DESIGN FLOOD ELEVATIONS. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.3.1, or R322.1.4.

107.3 EXAMINATION OF DOCUMENTS. When documents are required precedent to the issuance of a permit, per section 107.1, and those documents have been confirmed, by review, to comply with the requirements of this Code, the Building Official shall endorse, or cause to be endorsed, in writing or stamp on both sets of plans and specifications "APPROVED." Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Building Official, and all work regulated by this Code shall be done in accordance with the approved plans.

The Building Official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved provided adequate information and detailed statements have been found complying with all pertinent requirements of this Code. The holder of such permit shall proceed at his/her own risk without assurance that the permit for the entire building or structure will be granted.

107.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS. When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED" One set of construction documents so reviewed shall be retained by the Building Official, one set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative. A third set shall be forwarded to the Ventura County Tax Assessor's office.

107.3.2 PREVIOUS APPROVALS. This code shall not require changes in the approved construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith and has not been abandoned.

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 submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. 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.

107.3.4 DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

107.3.4.1 GENERAL. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for

reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.2 DEFERRED SUBMITTALS. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the Building Official.

107.4 AMENDED CONSTRUCTION DOCUMENTS. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

107.5 RETENTION OF CONSTRUCTION DOCUMENTS. One set of approved construction documents shall be retained by the Building Official as required by state or local laws.

SECTION 107.6 – PERMIT ISSUANCE

107.6.1 PERMIT ISSUANCE: DENIAL. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the County to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this Code and other pertinent laws and ordinances, and that all required fees have been paid, he shall issue a permit therefore to the applicant.

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

1. Precipitous cliffs or other nearby vertical land masses of unknown stability.
2. Unstable soils or geologic conditions.
3. Terrain which is subject to flooding, inundation, or severe soil erosion.

107.6.2 PERMIT ISSUANCE: RESTRICTIONS. The issuance of permits shall be restricted to those applicants or their authorized representatives who are entitled by the regulations and the exemptions in the State Contractor's License Law, Business and Professions Code, and other applicable statutes to perform work regulated by this Code.

1. Owner-Builder permits may be issued to a property owner building or improving his/her principal place of residence or appurtenances thereto, provided that all of the following conditions exist:
    a. The residence is not intended or offered for sale.
    b. The homeowner has actually resided in the residence for the 12 month period prior to the completion of the work for which the permits is issued.

2. Owner-Builder permits may be issued to a property owner building or improving structures thereon who contract for such projects with licensed contractors pursuant to Division 3, Chapter 9, of the California Business and Professions Code.
3. Tenant Improvement permits may be issued to tenants when authorized by the building owner for work within the tenant space.

SECTION 108 – TEMPORARY STRUCTURES AND USES

(See also Article 4, Chapter 42, for relocated buildings and temporary structures)

108.1 GENERAL. The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

108.2 CONFORMANCE. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

108.3 TEMPORARY POWER. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the National Electrical Code.

108.4 TERMINATION OF APPROVAL. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 – FEES

109.1 GENERAL. Fees for permits and services rendered pursuant to this Code shall be assessed as set forth in this Code, and in accordance with the latest Ventura County Building Code Fee Schedule as established by the Board of Supervisors.

109.2 SCHEDULE OF FEES.

109.2.1 PLAN REVIEW FEES. When a plan or other data are required to be submitted by Section 105.3, a plan review fee shall be paid at the time of submitting plans and data for plan review. Said plan review fee shall be as shown in the latest Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

The plan review fees specified in this section are separate fees from the permit fees, and are in addition to the permit fees.

The amount of the plan review fee for the initial submittal of a "Standard Plan" as defined herein shall be the full plan review fee as specified above. The plan review fee for subsequent submittals of a plan which qualifies as a "Standard Plan" shall be one-half of the initial plan review fee. "Standard Plan is hereby defined as a prototype plan for a building or structure which is to be utilized at more than one site, and which incorporates the same essential structural features, design, dimensions and calculations as the original approved plan. A "Standard Plan" shall be void three years after its original approval or upon revision of the applicable codes under which it was initially reviewed, or at the discretion of the Building Official.

When plans are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged but such fee shall not exceed one-half the initial plan review fee. Corrected plans which are resubmitted to the Division of Building and Safety for approval subsequent to initial plan review shall not be subject to an additional plan

review fee. The fee for additional plan review may be waived by the Building Official when the time consumed in the performance of such service totals less than one-half hour.

109.2.2 PERMIT FEES. The fee for each building permit, plumbing permit, electrical permit, mechanical permit, or combination permit shall be as set forth in the latest Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors and in effect on the date of permit application.

109.2.3 OTHER FEES. Other fees charged for services by the Division of Building and Safety shall be as set forth in the latest Ventura County Building and Safety Fee Schedule as established by the Board of Supervisors.

109.3 VALUATIONS The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The valuation to be used in computing the permit and plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

109.4 INVESTIGATION FEES: WORK WITHOUT PERMIT

109.4.1 FEE. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then, or is subsequently, issued. The investigation fee shall be equal to the amount of the permit fee required by this Code, and shall in no case be less than the minimum fees required by the latest Ventura County Building and Safety Fee Schedule.

The payment of such investigation fee shall not exempt any person from compliance with all applicable provisions of this Code or any of the codes adopted by reference hereby, nor from any penalty prescribed by law.

109.5 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 building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

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

(a) Permit issuance fees shall be nonrefundable except as provided in subsection (c) below.
(b) Any fee totaling thirty-five dollars ($35) or less, exclusive of any issuance fee, if any, shall be nonrefundable except as specified in subsection (c) below.
(c) 100% of any fee erroneously paid or collected shall be refundable, except for that portion paid for State Seismic Fee (SMIP), Building Standards Commission Fee (BSC), Investigation Fee, General Plan Surcharge, and Technology Surcharge Fee.
(d) 90% of any plan review fee, less a cancellation fee, shall be refundable when the permit application is withdrawn or canceled prior to commencement of plan review.
(e) 90% of any permit fee, less a cancellation fee and State Seismic Fee (SMIP), Building Standards Commission Fee (BSC), Investigation Fee, General Plan Surcharge, and Technology Surcharge Fee shall be refundable when none of the work covered by such permit has commenced.
(f) 90% of any Board of Appeals hearing fee, less a cancellation fee, shall be refundable when such hearing is canceled prior to the issuance of a Notice of Hearing pertaining to the case.

Failure of the permittee to make written application for a refund within 180 days of cancellation or expiration of a plan review, permit, hearing, or request for service for which a fee has been paid, shall constitute a waiver of entitlement to a refund. No partial refund shall be authorized nor credit be applied against other fees which may be payable to the Division of Building and Safety when a

construction project is canceled or abandoned subsequent to partial completion of the building or work authorized by a permitted.

109.7 CANCELLATION FEE. Refunds of fees for permits and services associated with construction projects which are canceled or withdrawn prior to commencement of plan review, inspection, or performance of other service by the Division of Building and Safety shall be subject to a cancellation fee as set forth in the Ventura County Building and Safety Fee Schedule.

SECTION 110 – INSPECTIONS

110.1 GENERAL. All construction or work for which a permit is required shall be subject to inspection by the Building Official to ensure compliance with the requirements of this Code and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official. In addition, certain types of construction shall have periodic or continuous inspection, as specified in Chapter 17 of the IBC

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

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

110.1.1 SETBACK AND HEIGHT CERTIFICATION. When required by the Building Official, a survey may be required to confirm that the building or structure is located in accordance with the approved plans and does not exceed the approved building height as shown on the approved plans as measured from "grade" or "grade plane" as defined in Section 202 of this Code.

110.2 PRELIMINARY INSPECTION. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 REQUIRED INSPECTIONS. The Building Official, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.10.

110.3.1 FOOTING AND FOUNDATION INSPECTION. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.3.2 CONCRETE SLAB AND UNDER-FLOOR INSPECTION. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.3 LOWEST FLOOR ELEVATION. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation of the lowest floor, as required in Section 1612.5, or R322.1.9, shall be submitted to the Building Official on a form provided for that purpose.

110.3.4 FRAME INSPECTION. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.4.1 MOISTURE CONTENT VERIFICATION. Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.5.

110.3.5 LATH AND GYPSUM BOARD INSPECTION. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

110.3.6 FIRE- AND SMOKE-RESISTANT PENETRATIONS. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

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

110.3.8 OTHER INSPECTIONS. In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Division of Building and Safety.

110.3.9 SPECIAL INSPECTIONS. For special inspections, see Section 1704.

110.3.10 FINAL INSPECTION. There shall be a final inspection and approval on all buildings when completed and ready for occupancy. An approval for occupancy and the issuance of a clearance by the Building Official for the connection of utilities to any building or structure shall be contingent upon compliance with provisions of this Code and any other applicable laws and ordinances.

110.3.10.1 FLOOD HAZARD DOCUMENTATION. If located in a flood hazard area, documentation of the elevation of the lowest floor as required in Section 1612.5, or R322.1.9, shall be submitted to the building official prior to the final inspection.

110.3.10.2 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.4.

110.4 INSPECTION AGENCIES. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 INSPECTION REQUESTS. It shall be the responsibility of the owner or person doing work authorized by a permit to notify the Building Official by telephone, orally, or in writing when said work is ready for inspection. Such notification shall be given at least one working day before such inspection is desired.

No portion of any building, structure, wiring, plumbing, ductwork or equipment which is required to be inspected shall be permanently covered or concealed without approval of the Building Official. The

Building Official shall have authority to remove, or to require the removal of, any obstruction which prevents the required inspection of any portion of a building, structure, wiring, plumbing, ductwork, electrical, or mechanical equipment, as necessary to verify compliance with this Code and the approved drawings.

110.6 APPROVALS REQUIRED. Work shall not be done on any part of a building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required in section 110.3 of the IBC and by other applicable laws and ordinances.

When, in the judgment of the Building Official, unusual conditions exist which justify the connection of utilities prior to completion of a building or structure, a temporary clearance may be issued for such connection.

SECTION 111 – CERTIFICATE OF OCCUPANCY

111.1 USE AND OCCUPANCY. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

> **EXCEPTION:** Certificates of occupancy are not required for work exempt from permits under Section 105.2.

111.2 CERTIFICATE ISSUED. After the Building Official inspects the building or structure and finds no violations of the provisions of this Code, including type of occupancy and use of the building, or other laws or regulations enforced by the code enforcement agency, the Building Official shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and mailing address of the owner.
4. The name and mailing address of the tenant.
5. A description of that portion of the building, including floor area (in square feet) for which the certificate is issued.
6. A statement that the described portion of the building has been inspected for compliance with this Code for the group and division of occupancy and the use for which the designated occupancy is classified.
7. The name of the Building Official.
8. The date that the Certificate of Occupancy was issued.

The Certificate of Occupancy shall run concurrently with the tenancy of the building. Subsequent tenants shall be required to obtain a Certificate of Occupancy in their name.

111.3 TEMPORARY OR PARTIAL CERTIFICATE. Upon application by the owner, and for reasonable cause, if the Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the entire building is completed, a Temporary or Partial Certificate of Occupancy may be issued for a portion or portions of the building. Such Temporary or Partial Certificate must include compliance with this Code for all required access and exiting systems, toilet facilities and fire protection equipment and systems.

Upon completion of the entire structure all Temporary or Partial Certificates shall be surrendered to the Building Official in exchange for a final Certificate of Occupancy.

111.4 REVOCATION. The Building Official is authorized to, in writing, suspend or revoke a Certificate of Occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this Code.

SECTION 112 – SERVICE UTILITIES

112.1 CONNECTION OF SERVICE UTILITIES. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the Building Official.

112.2 TEMPORARY CONNECTION. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

112.3 AUTHORITY TO DISCONNECT UTILITIES. The Building Official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to a building, structure or building service therein regulated by this Code, or the referenced technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall, whenever possible, notify the serving utility, the owner and the occupants of the building or structure of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupants of the building or structure, in writing, of such disconnection immediately thereafter.

112.4 RECONNECTION AFTER ORDER OF DISCONNECTION. No person shall make connections from any energy, power or fuel supply, nor supply energy or fuel to any building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

SECTION 113 – BOARDS OF APPEALS

113.1 GENERAL. To serve as the "Local Appeals Board" as provided for in Health and Safety Code Section 17920.5, and to determine the suitability of alternate materials and methods of construction, and to provide for reasonable interpretations of the provisions of this Code, and to hear the appeals provided for, there shall be and are hereby created a General Board of Appeals and a Board of Grading Appeals. Each Board of Appeals shall consist of five members. The Building Official shall act as, or appoint as necessary, a Secretary for each Board of Appeals. Each Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. Each Board of Appeals shall adopt reasonable rules and regulations for conducting its investigations and hearings. All decisions and findings shall be rendered in writing to the appellant with duplicate copy to the Building Official. Copies of all rules and regulations adopted by each Board of Appeals shall be delivered to the Building Official who shall make them accessible to the public. All decisions of each Board of Appeals shall be final.

113.2 **BOARD OF GRADING APPEALS.** The jurisdiction of the Board of Grading Appeals shall be limited to the appealable matters contained in APPENDIX J of the California Building Code.

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

113.4 QUALIFICATIONS. The General Board of Appeals and the Board of Grading Appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to each board's respective areas of authority and are not employees of this jurisdiction.

113.5 APPEALS HEARING FEE. Required fees as set forth in the latest Ventura County Building and Safety Fee Schedule shall accompany each application for a hearing before any of the appeals boards authorized by this Code.

SECTION 114 – VIOLATIONS

114.1 UNLAWFUL ACTS. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure, building service equipment, machine or equipment or cause or permit the same to be done in violation of this Code or to violate any provision of this Code.

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

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

114.4 VIOLATION PENALTIES. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

114.5 CIVIL ADMINISTRATIVE PENALTIES Civil administrative penalties may be imposed where a Notice of Violation is served in accordance with Section 114.2 of this Code and is not appealed or, if timely appealed, the Notice of Violation has been upheld. All notices required by this section shall be sent by first class mail to the last known address of the violator(s), and shall be deemed served three days after the date of mailing. The Building Official or his/her designees shall be Enforcement Officers authorized to impose civil administrative penalties as provided herein.

114.5.1 NOTICE OF IMPENDING CIVIL PENALTIES A Notice of Impending Civil Penalties shall be served upon the violator separately, or as part of the Notice of Violation. The Notice of Impending Civil Penalties shall: (1) state the violation(s); (2) state a range of the amount of the impending daily civil penalty per violation; (3) state the date by which the violation must be corrected, which date shall not be less than thirty days from the date of service of the notice; and (4) advise that the civil penalties will begin accruing on a daily basis if the violation is not corrected by the date established in the notice. If the Building Official determines that a violation creates an immediate danger to health or safety, penalties may be imposed after a period of time that is less than thirty days.

The date upon which the daily penalty will begin to accrue may be extended by the Building Official, in his/her discretion, upon a showing that the time frame allotted in the Notice of Impending Civil Penalties is not a reasonable period of time to correct the violation.

114.5.2 NOTICE OF IMPOSITION OF CIVIL PENALTIES If the violation has not been corrected by the date stated in the Notice of Impending Civil Penalties or any extension thereof, then a Notice of Imposition of Civil Penalties shall be served upon the violator.

The Notice of Imposition of Civil Penalties shall describe the property and state the following for each violation: (1) the amount of the penalty that will accrue daily per violation as determined pursuant to Section 114.5.4 of this Code; (2) the date the penalty will begin accruing, which may be the same date the notice is served; (3) that the daily penalty will continue to accrue until the violation is corrected as determined by the Building Official; (4) that the amount of the daily penalty may be increased in the future if the violation is not corrected; (5) that the accrued penalties are immediately due and owing and that a lien will attach to the property for all unpaid penalties; and (6) that the amount of the daily penalty may be administratively appealed in accordance with Section 114.5.5 of this Code within ten (10) days of the date of service of the Notice of Imposition of Civil Penalties.

114.5.3 NOTICE OF INCREASE IN CIVIL PENALTIES Notwithstanding an appeal of a previously imposed penalty pursuant to Section 114.5.5 of this Code, the Enforcement Officer may increase the amount of the penalty if the violation continues uncorrected and the circumstances warrant an increase considering the factors set forth in Section 144-.5.4 of this Code. To impose the increase, the Enforcement Officer must first serve a Notice of Increase in Civil Penalties upon the violator that shall state: (1) the amount of the increase of the daily civil penalty; (2) the effective date of the increase, which date shall not be less than thirty days from the date of service of the notice; and (3) that the amount of the increase, if contested, may be appealed, but only in accordance with Section 114.5.5 of this Code. The amount of the penalty then in effect prior to the increase may not be appealed except as authorized by Section 114.5.5, below.

114.5.4 FACTORS CONSIDERED IN DETERMINING THE AMOUNT OF CIVIL PENALTIES The amount of the penalty imposed for each separate violation may be up to, but not exceed, $1,000 per day. In determining the amount of the penalty, the Enforcement Officer shall consider the known relevant circumstances in light of various factors which include, but are not limited to, the following:

1. The actual or potential extent of the harm caused;
2. The likelihood to cause harm;
3. The seriousness or gravity of the violation (i.e., the level of threat to property, health, or safety of people and animals or the environment);
4. Whether the violation is subject to correction by obtaining a permit or cannot be corrected by permit;
5. The culpability of the violator in causing the violation;
6. The length of time over which the violation occurs;
7. The history of past violations, either of a similar or different nature, on the same or different property under the same ownership;
8. The cooperation of the violator in resolving the existing and past violations;
9. The financial burden to the violator;
10. The factors and policies set forth in Resolution file number 222 adopted by the Board of Supervisors on November 21, 2006, and located in the files of the Clerk of the Board of Supervisors; and
11. All other relevant circumstances.

Once imposed, the daily penalty will continue to accrue until the violation is corrected to the satisfaction of the Building Official. The Building Official may stay the imposition of penalties or decrease the amount of penalties, either temporarily or permanently, if the Building Official determines that:

1. Substantial progress is being made toward correcting the violation and that decreasing the penalties would further the goal of correcting the violation; or

2. Circumstances exist that were either beyond the control of the violator or were unknown at the time the penalties were imposed and warrant the reduction or suspension of the penalties. If the amount of the civil penalties is modified or suspended, the Notice of Imposition of Civil Penalties shall be amended stating the modified terms and shall be served on the violator.

The daily civil penalty imposed for a violation that is prosecuted as an infraction by the District Attorney shall not exceed the amount of the maximum amount of fines or penalties for infractions set forth in Government code sections 25132 subdivision (b) and 36900 subdivision (b). In no event, shall the total amount of fines and penalties imposed under this Section on any property exceed the fair market value of that property, as determined by the Ventura County Assessor at the time of collection of the penalty.

114.5.5 – ADMINISTRATIVE APPEAL OF CIVIL PENALTIES If disputed, the amount of the penalty must first be contested by filing an administrative appeal as provided herein and as required by Government Code section 53069.4 before seeking judicial relief. Only the violator may challenge the amount of the penalty. Only a Notice, or Amended Notice, of Imposition of Civil Penalties or a Notice, or Amended Notice, of Increase in Civil Penalties may be appealed.

If an appeal is not timely filed, then the imposition of the penalties pursuant to the Notice, or Amended Notice, of Imposition of Civil Penalties or the Notice, or Amended Notice, of Increase of Civil Penalties, as the case may be, shall be final and no longer subject to appeal either administratively or judicially.

Appeals will be heard by a Hearing Officer selected by the Board of Supervisors or the County Executive Officer.

a. **Pre-Appeal Procedures and Requirements** An appeal must be filed with and received by the Enforcement Officer no later than ten (10) days from the date of service of the notice or amended notice from which the appeal is taken. An appeal form shall be provided by the Code Compliance Division upon request. In order to be deemed timely submitted, the appeal form must include the following:
    1. The violation case number and date stated on the notice or amended notice being appealed;
    2. The facts and bases supporting the appellant's position that the amount of penalties should be reduced;
    3. The name and address of the appellant; and
    4. The filing fee established by the Board of Supervisors.

    At least ten (10) days prior to the date of the hearing, the appellant shall be notified by first class mail at the address stated on the appeal form of the location, time and date of the hearing.

    A continuance may be requested in writing to the Hearing Officer which must be received no later than ten (10) days before the date of the hearing. If timely filed, the hearing date will be continued to the next scheduled hearing date and the appellant and Code Compliance Division will be so notified.

b. **Hearing and Hearing Officer's Final Administrative Order** The jurisdiction of the Hearing Officer is limited solely to reviewing the amount of the penalty determined by the Enforcement Officer.

    Both parties (appellant(s) and the County) may present relevant evidence in support of their contention of the proper amount of the penalty. The content of the County's files submitted to the Hearing Officer which may include, but is not limited to, the

Notice of Violation, the Notice of Noncompliance, the Notice of Impending Civil Penalties, the Notice of Imposition of Civil Penalties and the Notice of Increase in Civil Penalties (if applicable), and any amendments thereto, shall constitute prima facie evidence of the facts stated therein.

If the appellant or the appellant's representative does not appear at the hearing, the Hearing Officer shall only consider, on behalf of the appellant, the evidence submitted with the appeal form and any evidence submitted by the appellant to the Hearing Officer at least ten (10) days prior to the date of the hearing.

The Hearing Officer must evaluate the evidence presented in light of the factors set forth in Section 114.5.4 of this Code and, based thereon, shall either affirm or reduce the amount of the daily penalty imposed by the Enforcement Officer for each day the penalties have accrued and may continue to accrue into the future. The amount of the daily penalty determined by the Hearing Officer shall continue to accrue until the violation is corrected as determined by the Building Official or until the amount of the daily penalty is increased in accordance with Section 114.5.3.

The Hearing Officer's determination shall be set forth in a written order served upon the appellant by first class mail at the address stated on the appeal form submitted by the appellant. The order shall be considered the Final Administrative Order for purposes of Government Code section 53069.4.

Penalties shall continue to accrue while the appeal is pending. If some or all of the penalties have been paid and the Hearing Officer orders a reduction in the amount of the penalty that exceeds the total amount due and owing the County, including enforcement costs, then the County shall refund the difference to the person who paid the penalty unless penalties are continuing to accrue.

c. Appeal of Hearing Officer's Final Administrative Order - Pursuant to Government Code section 53069.4 subdivision (b)(1), if the Final Administrative Order is contested, review must be sought in the Superior Court as a limited civil case within twenty (20) days after the date of service of the Final Administrative Order. A copy of the Notice of Appeal must be served on the County of Ventura, Building Official either in person or by first class mail.

   If no Notice of Appeal is timely filed with the Superior Court, the Final Administrative Order issued by the Hearing Officer shall be deemed confirmed and final.

114.5.6 - ENFORCEMENT A penalty that is final either by termination of appeal rights or by completion of the appeal process may be collected by any lawfully authorized means including but not limited to filing a civil action to recover the amount of the unpaid penalties.

In addition, the County shall have a lien against the subject property in the amount of the unpaid penalties accrued and to be accrued until the violation is corrected. The lien may be recorded in the Office of the County Recorder by the recording of the Notice, or Amended Notice, of Imposition of Civil Penalties or the Notice, or Amended Notice, of Increase in Civil Penalties, whichever is applicable.

The lien shall remain in effect until released and shall run with the land.

Upon correction of the violation(s) and payment of all penalties and costs associated with the imposition, enforcement and collection of the penalties, the Building Official shall record a release of lien pertaining to the paid penalties.

114.6 INFRACTIONS. It shall be an infraction of law for any person to remove, deface, or alter a posted notice of the Building Official or duly appointed representative when such notice constitutes a stop work order or a warning of substandard or hazardous conditions or prohibits or restricts the occupancy or use of a building, structure, or building service equipment regulated by this Code.

114.7 MISDEMEANORS. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, misdemeanor/infraction, or infraction, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted. Each and every violation of any provision of this Code is a misdemeanor unless designated by this Code to be an infraction or a misdemeanor/infraction.

114.8 MISDEMEANORS/INFRACTIONS. Every violation of this Code designated a misdemeanor/infraction shall be a misdemeanor; provided that, where the District Attorney has determined that such action would be in the best interests of justice, the District Attorney may specify in the accusatory pleading that the violation shall be an infraction and the violation shall then be prosecuted as an infraction.

114.9 PUNISHMENTS. Any person convicted of a misdemeanor, the penalty for which is not otherwise prescribed, shall be punishable by a fine of not more than one thousand dollars ($1,000) or by imprisonment for not more than six (6) months or both such fine and imprisonment. Any person convicted of an infraction, the penalty for which is not otherwise prescribed, shall be punished by (a) a fine not exceeding one hundred dollars ($100) for the first violation; (b) a fine not exceeding two hundred dollars ($200) for a second violation of the same ordinance provision within one year; and (c) a fine not exceeding five hundred dollars ($500) for each additional violation of the same ordinance provision within one year.

SECTION 115 – STOP WORK ORDER

115.1 AUTHORITY Whenever any building work is being done contrary to the provisions of this Code, or in violation of applicable ordinances of other County agencies, the Building Official is authorized to order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Building Official to proceed with the work.

Whenever the Building Official finds that a building or structure for which a permit has been issued may be flooded or is subject to erosion hazard if the work is completed in the manner proposed, or that the completion of such work will cause the flooding of other buildings or structures, the Building Official may order all work stopped and refer the matter to the Flood Plain Manager of the Ventura County Public Works Agency, or other qualified County officer for a determination as to such danger. If the Flood Plain Manager or other qualified County officer reports that substantial danger exists, the Building Official shall order work stopped until plans to alleviate such danger have been reviewed and approved by the Flood Plain Manager or County officer.

Failure to order work stopped or to make such referral or both shall not be construed as a representation that danger of flooding or erosion does not or will not exist if the work is completed in the manner proposed.

115.2 ISSUANCE. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 UNLAWFUL CONTINUANCE. 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 subject to penalties as prescribed by law.

SECTION 116 – UNSAFE STRUCTURES AND EQUIPMENT

116.1 CONDITIONS. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

116.2 NOTICE OF INTENT TO RECORD NOTICE OF NONCOMPLIANCE AND RECORDATION OF NOTICE OF NONCOMPLIANCE. Whenever the Building Official determines that work has been done without the required permit, or has not been completed in accordance with the requirements of this Code, the Building Official shall post the property and mail to the owner(s) of that property a Notice of Intent to Record a Notice of Noncompliance. The Notice of Intent shall describe the property, shall set forth the noncomplying conditions, and shall inform the owner(s) that the Building Official shall record a Notice of Noncompliance unless, by a date specified in the Notice of Intent, (1) it is demonstrated to the satisfaction of the Building Official that the noncomplying conditions have been corrected or (2) a timely Appeal has been filed with the Board of Appeal.

A. If by the date specified in the Notice of Intent, (1) it has not been demonstrated to the satisfaction of the Building Official that the noncomplying conditions have been corrected and (2) a timely Appeal has not been filed with the Board of Appeal, the Building Official shall record a Notice of Noncompliance.
B. If a timely Appeal is filed with the Board of Appeal and the Board finds that the noncomplying conditions have not been corrected and need to be corrected, the Building Official shall record a Notice of Noncompliance.

Under either A or B above, the Notice of Noncompliance shall be recorded with the office of the County Recorder and the owner(s) of the property shall be notified of such action. The Notice of Noncompliance shall describe the property, shall set forth the noncomplying conditions, and shall state that the property owner(s) have been notified.

If after a Notice of Noncompliance has been recorded, it is demonstrated to the satisfaction of the Building Official that the noncomplying conditions have been corrected or removed, the Building Official shall record with the office of the County Recorder a Release of Notice of Noncompliance.

The Release shall describe the property, cross-referenced to the Notice of Noncompliance, and state that the noncomplying conditions have been corrected or removed. A fee as set forth in the latest Ventura County Building and Safety Fee Schedule may be charged the property owner(s) for issuing and recording the Release of Notice of Noncompliance.

116.3 AUTHORITY TO CONDEMN BUILDING SERVICE EQUIPMENT. Whenever the Building Official ascertains that any building service equipment regulated in the referenced technical codes has become hazardous to life, health or property, or becomes insanitary, he shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written order itself shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

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

116.4 METHOD OF SERVICE. Such notice shall be deemed properly served if a copy thereof is:

(a) delivered to the owner personally;
(b) Sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or
(c) Delivered in any other manner as prescribed by law.

If the certified or registered letter 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. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.5 RESTORATION. The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

ARTICLE 3 - AMENDMENTS TO THE CALIFORNIA RESIDENTIAL CODE (CRC)

R301.1.1.1 ALTERNATIVE PROVISIONS FOR LIMITED-DENSITY OWNER-BUILT RURAL DWELLINGS. The purpose of this subsection is to permit alternatives that provide minimum protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of limited-density owner-built rural dwellings as defined in Chapter 2 of this code. For additional information see Article 4, Chapter 41 of this code.

To meet compliance with the requirements of this code, provisions of Section R301.1.1.1 items 1 through 5 may be utilized for limited-density owner-built rural dwellings when the materials, methods of construction or appliances are determined appropriate or suitable for their intended purpose by the Building Official.

1. A limited-density owner-built rural dwelling may be of any type of construction which will provide for a sound structural condition. Structural hazards which result in an unsound condition and which may constitute a substandard building are delineated in Article 8, Chapter 10 of this Code.
2. There shall be no requirements for room dimensions as required in Chapter 3, provided there is adequate light and ventilation and means of egress.
3. There shall be no specified requirement for heating capacity or for temperature maintenance. The use of solid-fuel or solar heating devices shall be deemed as complying with the requirements of Chapter 3. If nonrenewable fuel is used in these dwellings, rooms so heated shall meet current installation standards.
4. Pier foundations, stone masonry footings and foundations, pressure-treated lumber, poles or equivalent foundation materials or designs may be used provided that bearing is sufficient.
5. Owner-produced or used materials and appliances may be utilized unless found not to be of sufficient strength or durability to perform the intended function. Owner-produced or used lumber, may be utilized unless found to contain dry rot, excessive splitting or other defects obviously rendering the material unfit in strength or durability for the intended purpose.

SECTION R327 - MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

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

SECTION R401 – GENERAL

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

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

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D_0, D_1 D_2 and E shall be designed in accordance with accepted engineering practice.

SECTION R403 - FOOTINGS

R403.1.2 CONTINUOUS FOOTING IN SEISMIC DESIGN CATEGORIES D_0, D_1 AND D_2. The braced wall panels at exterior walls of buildings located in Seismic Design Categories D_0, $D_1$and D_2 shall be supported by continuous footings. All required interior braced wall panels in buildings shall be supported by continuous footings.

R403.1.3 SEISMIC REINFORCING. Concrete footings located in Seismic Design Categories D_0, $D_1$and D_2 as established in Table R301.2(1), shall have minimum reinforcement. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D_0, D_1, D_2 and E where a construction joint is created between a concrete footing and a stem wall, a minimum of one No.4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D_0, D_1, D_2 and E where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No.4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D_0, D_1, D_2 and E masonry stem walls without solid grout and vertical reinforcing are not permitted.

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

R403.1.5 SLOPE. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in ten units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope).

For structures located in Seismic Design Categories D_0, D_1, D2, and E, stepped footings shall be reinforced with four ½-inch diameter (12.7 mm) deformed reinforcing bars. Two bars shall be placed at the top of the footing and two bars shall be placed at the bottom of the footing.

SECTION R404 - FOUNDATION AND RETAINING WALLS

R404.2 WOOD FOUNDATION WALLS. Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures 403.l(2) and R403.1(3). Wood foundation walls shall not be used for structures located in Seismic Design Categories D_0, D_1, D2, and E.

SECTION R802 - WOOD ROOF FRAMING

R802.8 LATERAL SUPPORT. Roof framing members and ceiling joists having a depth-to-thickness ratio exceeding 2 to 1 based on nominal dimensions shall be provided with lateral support at points of

bearing to prevent rotation. For roof rafters with ceiling joists attached per Table R602.3(1), the depth-thickness ratio for the total assembly shall be determined using the combined thickness of the rafter plus the attached ceiling joist.

SECTION R902 – ROOF CLASSIFICATION

R902.1.1 ROOF COVERINGS WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONES. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the addition, alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

R902.1.2 ROOF COVERINGS WITHIN STATE RESPONSIBILITY AREAS. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within anyone-year period, the entire roof covering of every new structure, and any roof covering applied in the addition, alteration, repair or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A.

R902.1.3 ROOF COVERINGS IN ALL OTHER AREAS. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the addition, alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

R902.2 FIRE-RETARDANT-TREATED SHINGLES AND SHAKES. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A. B or C roofs.

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

SECTION R1001 – MASONRY FIREPLACES

R1001.3.1 VERTICAL REINFORCING. For chimneys up to 40 inches (1016 mm) wide, four No.4 continuous vertical bars shall be placed between wythes of solid masonry or within the cells of hollow unit masonry, extended to the bottom third of the footing, turned a minimum 24 inches horizontal and grouted in accordance with Section R609. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No.4 vertical bars shall be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.

ARTICLE 4 - AMENDMENTS TO THE CALIFORNIA BUILDING CODE (CBC)

CHAPTER 2 - DEFINITIONS

SECTION 200 – AMENDMENTS

See Article 2, Chapter 1 for amendments of general application to this Code. Where there is a conflict between the general amendments and specific ones found herein, the more specific shall apply.

SECTION 201 – GENERAL

201.3 Terms defined in other codes. Where terms are not defined in this Code and are defined in the California Fire Code, California Residential Code, California Mechanical Code, California Electrical Code or California Plumbing Code, such terms shall have the meanings ascribed to them as in those codes. Whenever in this Code, or in any of the codes herein adopted, the following names or terms are used, they shall have the meanings set out herein.

Where terms are not defined within any of the adopted codes, such terms shall have ordinarily accepted meanings such as the context implies. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

SECTION 202 – Definitions

APARTMENT HOUSE shall mean any building or portion thereof which contains three or more dwelling units and, for the purpose of this Code, includes residential condominiums and townhouses.

BUILDING OFFICIAL shall mean the Director of the Building and Safety Division, as appointed by the Director of the Resource Management Agency, charged with the administration and enforcement of this Code, or a duly authorized representative.

EXCEPTIONS:

1. For the purpose of enforcing the provisions contained in APPENDIX J, Grading, of the California Building Code, as amended, the term "Building Official" shall mean the Director of Public Works Agency, or a duly authorized representative. The Director of Public Works Agency or his duly authorized representative shall assume the power of citation for enforcement of APPENDIX J - as said Power of Citation is described in ARTICLE II - Chapter 1, Section 104 POWERS AND DUTIES OF THE BUILDING OFFICIAL, section 104.5.1 - POWER OF CITATION, in this Code.

2. For the purpose of enforcing those requirements of Chapter 7 and APPENDIX H of the California Plumbing Code pertaining to the approval, permitting and inspection of Onsite Wastewater Treatment Systems, the term "Building Official" shall mean the Director of the Environmental Health Division or the Director of the Building and Safety Division, Division as appointed by the Director of the Resource Management Agency, or a duly authorized representative. The Environmental Health Official or his duly authorized representative shall assume the power of citation for the enforcement of Chapter 7 and APPENDIX H of the CPC as said Powers of Citation are described in ARTICLE 2 - Chapter 1, Section 104 POWERS AND DUTIES OF THE BUILDING OFFICIAL, Section 104.5.1 - POWER OF CITATION, in this Code.

3. For the purposes of investigating and responding to complaints regarding substandard housing, illegal use and occupancy of buildings and structures, recreational vehicles, and construction without benefit of permits, and to take all legal and appropriate enforcement

actions to ensure compliance with this code, the term "Building Official" shall mean the Director of the Code Compliance Division, and/or the Director of the Building and Safety Division as appointed by the Director of the Resource Management Agency, or a duly authorized representative.

BUILDING SERVICE EQUIPMENT Shall mean the plumbing, mechanical, electrical, and elevator equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential for the habitable occupancy of a building or structure for its designated use and occupancy.

DESIGN FLOOD ELEVATION. The water surface elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. The top of the lowest floor, as defined in this Code, shall be set at a minimum elevation of (1) foot above the design flood elevation. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter walls plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a flood depth number is not specified on the map, the flood depth number shall be taken as being equal to 2 feet (610 mm).

ENVIRONMENTAL HEALTH OFFICER or **ENVIRONMENTAL HEALTH OFFICIAL** shall mean the duly appointed Director of the Environmental Health Division or a duly authorized representative.

FIRE DEPARTMENT shall mean the Ventura County Fire Protection District or the fire service agency having jurisdiction.

GRADE or GRADE PLANE (Adjacent Ground Elevation for Structures within a LOCAL FLOOD HAZARD AREA) is the point of elevation 12 inches above the highest elevation of the paved portion of the roadway adjacent to the subject lot, or the minimum height above mean sea level, whichever is the highest, as determined by the Flood Plain Manager of the Public Works Agency.

The minimum elevation established by the Flood Plain Manager relates to the lowest habitable floor elevation containing habitable space, as defined in this Code; therefore, "GRADE" shall be established as the lowest habitable floor minus 6 inches in determining Reference Datum for measuring the maximum height of a structure.

For locations outside of Local Flood Hazard Areas as defined in this Code, "GRADE OR GRADE PLANE" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. See Health and Safety Code Section 19955.3(d)

HABITABLE SPACE (room) is space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls storage or utility space, and similar areas, are not considered habitable space.

EXCEPTION: For structures located within Local Flood Hazard Areas, bathrooms, toilet compartments, closets and laundry areas shall be considered as Habitable Space.

LOCAL FLOOD HAZARD AREA is an area subject to either flooding or erosion from surface water runoff, or from wave action of the Pacific Ocean, as determined by the Flood Plain Manager of the Public Works Agency.

PERSON, FIRM, or **CORPORATION** shall mean any and all entities of whatsoever nature or kind, including but not limited to individuals, owners, tenants, lessees, unions or organizations, cooperatives and trusts, corporations, partnerships whether general or limited, and unincorporated associations and shall include the plural as well as the singular number, the male and female gender, and all governmental entities subject in whole or in part to this Code and the codes adopted by reference herein.

CHAPTER 7A
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

SECTION 701A – SCOPE, PURPOSE AND APPLICATION

701A.2 PURPOSE. The purpose of this Section is to provide a minimum standard for the fire protection of buildings and structures hereafter erected in proximity to areas of the County where concentrations of highly flammable brush, grass, or other combustible growth combined with periods of hot, dry winds create a high fire hazard, and where lives and property may thereby be endangered.

701A.3 APPLICATION. Buildings or structures hereafter erected, constructed or moved within or into designated Fire Hazard Severity Zones, including mobile homes, shall be one of the Types of Construction as defined in this Code and shall meet the requirements of this Chapter. Manual or automatic fire extinguishing systems or similar water spraying devices shall not be substituted for the fire protection set forth herein.

SECTION 702A - DEFINITIONS

702A FIRE HAZARD SEVERITY ZONES are geographical areas in unincorporated Ventura County designated by the Ventura County Fire Protection District pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. See California Fire Code Article 86.

The California Code of Regulations, Title 14, Section 1280, entitles the maps of these geographical areas as maps of the "Fire Hazard Severity Zones in [State Responsibility Area] SRA," dated November 7, 2007.

SECTION 704A – IGNITION RESISTANT CONSTRUCTION

704A.3 ALTERNATIVE METHODS FOR DETERMINING IGNITION-RESISTANT MATERIAL. Either one of the following shall be accepted as meeting the definition of ignition-resistant material:

1. Noncombustible material. Material that complies with the definition for noncombustible materials in Section 202.
2. Fire-retardant-treated wood. Fire-retardant-treated wood identified for exterior use that complies with the requirements of Section 2303.2.

SECTION 705A – ROOFING

705A.2 ROOF COVERINGS. Roof coverings shall be fire retardant Class "A" as specified in Section 1505 of this Code. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D-3909 installed over the combustible decking.

Fire-retardant-treated wood shingles and shakes shall not be permitted except for additions, alterations and repairs where such work includes alteration, repair or extension of an existing roof assembly in accordance with Section 1505 or R902 of this Code.

SECTION 706A - VENTILATION OPENINGS

706A.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES: Vents shall not be installed on the underside of eaves and cornices.

Exceptions:

1. The Building Official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
2. Vents complying with the requirements of Section 706A.2 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
   - 2.1 The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or,
   - 2.2 The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant-materials as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface.

706A.3.1 OTHER VENTILATION OPENINGS. Ventilation openings or louvers shall not be located at or within 18", measured vertically, of rakes, soffits, balconies, decks, or similar exterior overhangs which may be directly exposed to a fire.

711A WAIVER OF REQUIREMENTS. The Building Official may waive the requirements of this Chapter, in whole or in part, for specific construction projects within a Fire Hazard Severity Zone when such waiver is approved by the Fire Marshal, based upon site conditions which justify a reduction in fire resistance.

CHAPTER 15 – ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

SECTION 1505 – FIRE CLASSIFICATION

1505.1.1 ROOF COVERINGS WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONES. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the addition, alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

1505.1.2 ROOF COVERINGS WITHIN STATE RESPONSIBILITY AREAS. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within anyone-year period, the entire roof covering of every new structure and any roof covering applied in the addition, alteration, repair or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A.

1505.1.3 ROOF COVERINGS WITHIN ALL OTHER AREAS. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the addition, alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

1505.6 FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A, B or C roofs.

Except as provided in Sections 1505.1.1 through 1505.1.3, fire-retardant-treated wood shakes and shingles shall not be permitted.

CHAPTER 16 – STRUCTURAL DESIGN

SECTION 1613 – EARTHQUAKE LOADS

1613.6 ASCE 7, Table 12.8-2. Modify ASCE 7 12.8-2 by adding the following:

Structure Type	C_t	x
Eccentrically Braced Steel Frames and buckling-restrained braced frames	0.03 (0.0731)[a]	0.75

1613.7 POST INSTALLED ANCHORS. Post installed anchors may be used when approved by the Building Official. When used, these anchors shall be sized and installed in accordance with an approval from a recognized approval agency or the manufacturer's design criteria and installation specifications. When required by the Building Official, post installed anchors shall be tested by an independent testing laboratory to a minimum of 1,000 pounds or to twice the allowable design value for the same size bolt, whichever is greater.

Frequency of testing shall be:
One to five bolts per site - two bolts, selected at random shall be tested and certified.
More than five bolts - 25 percent of such bolts with a minimum of two shall be selected at random to be tested and certified.
Failing bolts shall be reinstalled and retested to the same criteria.
Additional bolts may be required to be tested by the Building Official.

Section 1613.8 Seismic Design Provisions for Hillside Buildings

1613.8.1 Purpose. The purpose of this section is to establish minimum regulations for the design and construction of new buildings and additions to existing buildings when constructing such buildings on or into slopes steeper than one unit vertical in three units horizontal (33.3%). These regulations establish minimum standards for seismic force resistance to reduce the risk of injury or loss of life in the event of earthquakes.

1613.8.2 Scope. The provisions of this section shall apply to the design of the lateral-force-resisting system for hillside buildings at and below the base level diaphragm. The design of the lateral-force-resisting system above the base level diaphragm shall be in accordance with the provisions for seismic and wind design as required elsewhere in this Code.

Exception: Non-habitable accessory buildings and decks not supporting or supported from the main building are exempt from these regulations.

1613.8.3 Definitions: For the purposes of this section certain terms are defined as follows:

BASE LEVEL DIAPHRAGM is the floor at, or closest to, the top of the highest level of the foundation.

DIAPHRAGM ANCHORS are assemblies that connect a diaphragm to the adjacent foundation at the uphill diaphragm edge.

DOWNHILL DIRECTION is the descending direction of the slope approximately perpendicular to the slope contours.

FOUNDATION means the concrete or masonry elements which support a building, including footings, stem walls, retaining walls, and grade beams.

FOUNDATION EXTENDING IN THE DOWNHILL DIRECTION is a foundation running downhill and approximately perpendicular to the uphill foundation.

HILLSIDE BUILDING is any building or portion thereof constructed on or into a slope steeper than one unit vertical in three units horizontal (33.3%). If only a portion of the building is supported on or into the slope, these regulations apply to the entire building.

PRIMARY ANCHORS are diaphragm anchors designed for and providing a direct connection, as described in Sections 1613.8.5 and 1613.8.7.3 between the diaphragm and the uphill foundation.

SECONDARY ANCHORS are diaphragm anchors designed for and providing a redundant diaphragm to foundation connection, as described in Sections 1613.8.6 and 1613.8.7.4.

UPHILL DIAPHRAGM EDGE is the edge of the diaphragm adjacent and closest to the highest ground level at the perimeter of the diaphragm.

UPHILL FOUNDATION is the foundation parallel and closest to the uphill diaphragm edge.

1613.8.4 Analysis and Design.

1613.8.4.1 General. Every hillside building within the scope of this section shall be analyzed, designed, and constructed in accordance with the provisions of this Code. When the code-prescribed wind design produces greater effects, the wind design shall govern, but seismic detailing requirements and limitations prescribed in this and referenced sections shall be followed.

1613.8.4.2 Base Level Diaphragm-Downhill Direction. The following provisions shall apply to the seismic analysis and design of the connections for the base level diaphragm in the downhill direction.

1613.8.4.2.1 Base for Lateral Force Design Defined. For seismic forces acting in the downhill direction, the base of the building shall be the floor at or closest to the top of the highest level of the foundation.

1613.8.4.2.2 Base Shear. In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems. The total base shear shall include the forces tributary to the base level diaphragm including forces from the base level diaphragm.

1613.8.5 Base Shear Resistance-Primary Anchors

1613.10.5.1 General. The base shear in the downhill direction shall be resisted through primary anchors from diaphragm struts provided in the base level diaphragm to the foundation.

1613.8.5.2 Location of Primary Anchors. A primary anchor and diaphragm strut shall be provided in line with each foundation extending in the downhill direction. Primary anchors and diaphragm struts shall also be provided where interior vertical lateral-force-resisting elements occur above and in contact with the base level diaphragm. The spacing of primary anchors and diaphragm struts or collectors shall in no case exceed 30 feet (9144 mm).

1613.8.5.3 Design of Primary Anchors and Diaphragm Struts. Primary anchors and diaphragm struts shall be designed in accordance with the requirements of Section 1613.8.8.

1613.8.5.4. Limitations. The following lateral-force-resisting elements shall not be designed to resist seismic forces below the base level diaphragm in the downhill direction.

1. Wood structural panel wall sheathing
2. Cement plaster and lath.
3. Gypsum wallboard, and
4. Tension only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.2 may be used to transfer forces from the primary anchors and diaphragm struts to the foundation provided lateral forces do not induce flexural stresses in any member of the frame or in the diaphragm struts. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.8.6. Base Shear Resistance-Secondary Anchors.

1613.8.6.1. General. In addition to the primary anchors required by Section 1613.10.5, the base shear in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in the base level diaphragm.

Exception: Secondary anchors are not required where foundations extending in the downhill direction spaced at not more than 30 feet (9144 mm) on center extend up to and are directly connected to the base level diaphragm for at least 70% of the diaphragm depth.

1613.8.6.2 Secondary Anchor Capacity and Spacing. Secondary anchors at the base level diaphragm shall be designed for a minimum force equal to the base shear, including forces tributary to the base level diaphragm, but not less than 600 pounds per lineal foot (8.76 kN/m). The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of four feet (1219 mm) on center.

1613.8.6.3. Design. Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.8.8.

1613.8.7. Diaphragms below the Base Level-Downhill Direction. The following provisions shall apply to the lateral analysis and design of the connections for all diaphragms below the base level diaphragm in the downhill direction.

1613.8.7.1 Diaphragm Defined. Every floor level below the base level diaphragm shall be designed as a diaphragm.

1613.8.7.2. Design Force. Each diaphragm below the base level diaphragm shall be designed for all tributary loads at that level using a minimum seismic force factor not less than the base shear coefficient.

1613.8.7.3. Design Force Resistance-Primary Anchors. The design force described in Section 1613.8.7.2 shall be resisted through primary anchors from diaphragm struts provided in each diaphragm to the foundation. Primary anchors shall be provided and designed in accordance with the requirements and limitations of Section 1613.8.5.

1613.8.7.4. Design Force Resistance-Secondary Anchors.

1613.8.7.4.1. General. In addition to the primary anchors required in Section 1613.8.7.3, the design force in the downhill direction shall be resisted through secondary anchors in the uphill foundation connected to diaphragm struts in each diaphragm below the base level.

Exception: Secondary anchors are not required where foundations extending in the downhill direction, spaced at not more than 30 feet (9144 mm) on center, extend up to and are directly connected to each diaphragm below the base level for at least 70% of the diaphragm depth.

1613.8.7.4.2. Secondary Anchor Capacity. Secondary anchors at each diaphragm below the base level diaphragm shall be designed for a minimum force equal to the design force but not less than 300 pounds per lineal foot (4.38 kN/m). The secondary anchors shall be uniformly distributed along the uphill diaphragm edge and shall be spaced a maximum of four feet (1219 mm) on center.

1613.8.7.4.3. Design. Secondary anchors and diaphragm struts shall be designed in accordance with Section 1613.8.8.

1613.8.8. Primary and Secondary Anchorage and Diaphragm Strut Design. Primary and secondary anchors and diaphragm struts shall be designed in accordance with the following provisions:

1. Fasteners. All bolted fasteners used to develop connections to wood members shall be provided with square plate washers at all bolt heads and nuts. Washers shall be minimum 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Nuts shall be tightened to finger tight plus one half (1/2) wrench turn prior to covering the framing.

2. Fastening. The diaphragm to foundation anchorage shall not be accomplished by the use of toe nailing, nails subject to withdrawal, or wood in cross-grain bending or cross-grain tension.

3. Size of Wood Members. Wood diaphragm struts collectors, and other wood members connected to primary anchors shall not be less than three-inch (76 mm) nominal width. The effects of eccentricity on wood members shall be evaluated as required per Item 9.

4. Design. Primary and secondary anchorage, including diaphragm struts, splices, and collectors shall be designed for 125% of the tributary force.

5. Allowable Stress Increase. The one-third allowable stress increase permitted under Section 1605.3.2 shall not be taken when the working (allowable) stress design method is used.
6. Steel Element of Structural Wall anchorage System. The strength design forces for steel elements of the structural wall anchorage system, with the exception of anchor bolts and reinforcing steel, shall be increased by 1.4 times the forces otherwise required.

7. Primary Anchors. The load path for primary anchors and diaphragm struts shall be fully developed into the diaphragm and into the foundation. The foundation must be shown to be adequate to resist the concentrated loads from the primary anchors.

8. Secondary Anchors. The load path for secondary anchors and diaphragm struts shall be fully developed in the diaphragm but need not be developed beyond the connection to the foundation.

9. Symmetry. All lateral force foundation anchorage and diaphragm strut connections shall be symmetrical. Eccentric connections may be permitted when demonstrated by calculation or tests that all components of force have been provided for in the structural analysis or tests.

10. Wood ledgers. Wood ledgers shall not be used to resist cross-grain bending or cross-grain tension.

1613.8.9 Lateral-Force-Resisting Elements Normal to the Downhill Direction.

1613.8.9.1. General. In the direction normal to the downhill direction, lateral-force-resisting elements shall be designed in accordance with the requirements of this section.

1613.8.9.2. Base Shear. In developing the base shear for seismic design, the response modification coefficient (R) shall not exceed 5 for bearing wall and building frame systems.

1613.8.9.3. Vertical Distribution of Seismic Forces. For seismic forces acting normal to the downhill direction the distribution of seismic forces over the height of the building using Section 12.8.3 of ASCE 7 shall be determined using the height measured from the top of the lowest level of the building foundation.

1613.8.9.4. Drift Limitations. The story drift below the base level diaphragm shall not exceed 0.007 times the story height at strength design force level. The total drift from the base level diaphragm to the top of the foundation shall not exceed ¾ inch (19mm). Where the story height or the height from the base level diaphragm to the top of the foundation varies because of a stepped footing or story offset, the height shall be measured from the average height of the top of the foundation. The story drift shall not be reduced by the effect of horizontal diaphragm stiffness.

1613.8.9.5. Distribution of Lateral Forces.

1613.8.9.5.1 General. The design lateral force shall be distributed to lateral-force-resisting elements of varying heights in accordance with the stiffness of each individual element.

1613.8.9.5.2 Wood Structural Panel Sheathed Walls. The stiffness of a stepped wood structural panel shear wall may be determined by dividing the wall into adjacent rectangular elements, subject to the same top of wall deflection. Deflections of shear walls may be estimated by AF&PA SDPWS Section 4.3.2. Sheathing and fastening requirements for the stiffest section shall be used for the entire wall. Each section of wall shall be anchored for shear and uplift at each step. The minimum horizontal length of a step shall be eight feet (2438 mm) and the maximum vertical height of a step shall be two feet, eight inches (813 mm).

1613.8.9.5.3 Reinforced Concrete or Masonry Shear Walls. Reinforced concrete or masonry shear walls shall have forces distributed in proportion to the rigidity of each section of the wall.

1613.8.9.6 Limitations. The following lateral force-resisting-elements shall not be designed to resist lateral forces below the base level diaphragm in the direction normal to the downhill direction:

1. Cement plaster and lath.

2. Gypsum wallboard, and

3. Tension-only braced frames.

Braced frames designed in accordance with the requirements of Section 2205.2.2 of this Code may be designed as lateral-force-resisting elements in the direction normal to the downhill direction, provided lateral forces do not induce flexural stresses in any member of the frame. Deflections of frames shall account for the variation in slope of diagonal members when the frame is not rectangular.

1613.8.10 Specific Design Provisions.

1613.8.10.1 Footings and Grade Beams. All footings and grade beams shall comply with the following:

1. Grade beams shall extend at least 12 inches (305 mm) below the lowest adjacent grade and provide a minimum 24-inch (610 mm) distance horizontally from the bottom outside face of the grade beam to the face of the descending slope.

2. Continuous footings shall be reinforced with at least two No. 4 reinforcing bars at the top and two No. 4 reinforcing bars at the bottom.

3. All main footing and grade beam reinforcement steel shall be bent into the intersecting footing and fully developed around each corner and intersection.

4. All concrete stem walls shall extend from the foundation and reinforced as required for concrete or masonry walls.

1613.8.10.2 Protection Against Decay and Termites. All wood to earth separation shall comply with the following:

1. Where a footing or grade beam extends across a descending slope, the stem wall, grade beam, or footing shall extend up to a minimum 18 inches (457 mm) above the highest adjacent grade.

   Exception: At paved garage and doorway entrances to the building, the stem wall need only extend to the finished concrete slab, provided the wood framing is protected with a moisture proof barrier.

1613.8.10.3 Sill Plates. All sill plates and anchorage shall comply with the following:

1. All wood framed walls, including nonbearing walls, when resting on a footing, foundation, or grade beam stem wall, shall be supported on wood sill plates bearing on a level surface.

2. Power-driven fasteners shall not be used to anchor sill plates except at interior nonbearing walls not designed as shear walls.

1613.8.10.4. Column Base Plate Anchorage. The base of isolated wood posts (not framed into a stud wall) supporting a vertical load of 4000 pounds (17.8 kN) or more and the base plate for a steel column shall comply with the following:

1. When the post or column is supported on a pedestal extending above the top of a footing or grade beam, the pedestal shall be designed and reinforced as required for concrete or masonry columns. The pedestal shall be reinforced with a minimum of four No. 4 bars extending to the bottom of the footing or grade beam. The top of exterior pedestals shall be sloped for positive drainage.
2. The base plate anchor bolts or the embedded portion of the post base, and the vertical reinforcing bars for the pedestal, shall be confined with two No. 4 or three No. 3 ties within the top five inches (127 mm) of the concrete or masonry pedestal. The base plate anchor bolts shall be embedded a minimum of 20 bolt diameters into the concrete or masonry pedestal. The base plate anchor bolts and post bases shall be galvanized and each anchor bolt shall have at least two galvanized nuts above the base plate.

1613.8.10.5 Steel Beam to Column Supports. All steel beam to column supports shall be positively braced in each direction. Steel beams shall have stiffener plates installed on each side of the beam web at the column. The stiffener plates shall be welded to each beam flange and the beam web. Each brace connection or structural member shall consist of at least two 5/8 inch (15.9 mm) diameter machine bolts.

CHAPTER 17 -- STRUCTURAL TESTS AND SPECIAL INSPECTIONS

SECTION 1704 – SPECIAL INSPECTIONS

1705.8 CAST-IN-PLACE DEEP FOUNDATIONS AND CONNECTING GRADE BEAMS. Special inspections shall be performed during installation and testing of cast-in-place deep foundation elements as required by Table 1705.8. Special inspections shall be performed for connections to grade beams in accordance with Section 1705.3 for structures assigned to Seismic Design Category D, E, or F. The approved geotechnical report, and the construction documents prepared by the registered design professionals, shall be used to determine compliance.

CHAPTER 18 – SOILS AND FOUNDATIONS

NOTE: Refer to Appendix J in this Code for requirements governing grading, excavations and earthwork construction, including fills and embankments.

SECTION 1803 GEOTECHNICAL INVESTIGATIONS

1803.1 GENERAL. The classification and engineering properties of the soil at each building site shall be determined when required by the Building Official in conformance with Section 1803.2 through 1803.6. Such determination shall be made by a Professional Engineer licensed in the State of California with experience in soil engineering.

For projects requiring geologic evaluation, the evaluation shall be prepared by a California licensed Engineering Geologist and shall be based on Guidelines presented in California Department of Conservation Special Publication 117

Whenever, in the opinion of the Building Official, the adequacy and stability of a building site cannot be determined by the test borings or excavations required by this section, specific geologic, geotechnical, hydrologic, seismic, or other investigations and reports may be required. Geologic investigations, such as those for hillside stability or seismic hazards, shall be conducted by an Engineering Geologist licensed in the State of California.

1803.5.3 EXPANSIVE SOILS. When required by the Building Official, the expansive characteristics of soil shall be determined by procedures in accordance with Section 1803.3 of this Code and the soils shall be classified according to Table 1809.7

Foundations for structures bearing on expansive soils as determined by Section 1803.5.3 shall require special design consideration in accordance with Section 1808.6. In the event the soil expansion index varies with depth, the weighted index shall be determined in accordance with section 1803.5.3 and applied in accordance with Table 1809.7 in this Code. The soil expansion index shall be listed in all geotechnical investigation reports.

1803.5.3.1 Where an investigation waiver is authorized by the Building Official in accordance with Section 1803.2, such waiver may assume a weighted expansive index of 91-130 in accordance with Table 1809.7 and shall comply with Section 1809.7 of this Code.

SECTION 1805 – DAMPPROOFING AND WATERPROOFING

1805.1.4 DRAINAGE AND MOISTURE PROTECTION. Provisions shall be made for the control and drainage of surface water around buildings. Concentrated drainage such as rainwater from gutters and downspouts, scuppers, and roof valleys shall be diverted away from building foundations by means of concrete splash blocks and/or other approved non-erosive devices. Underfloor access crawl holes, vents, and similar openings below grade shall be provided with curbs extending not less than six (6) inches above adjacent grade to prevent surface water from entering the underfloor area.

SECTION 1807 – FOUNDATION WALLS, RETAINING WALLS AND EMBEDDED POSTS AND POLES

1807.1.4 PERMANENT WOOD FOUNDATION SYSTEMS. Permanent wood foundation systems shall be designed and installed in accordance with AF&PA PWF. Lumber and plywood shall be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and shall be identified in accordance with Section 2303.1.8.1. Permanent wood foundation systems shall not be used for structures assigned to Seismic Design Category D, E, or F.

SECTION 1808 - FOUNDATONS

1808.6 DESIGN FOR EXPANSIVE SOILS. Footings or foundations for buildings and structures founded on expansive soils shall be designed in accordance with Section 1808.6.1 or 1808.6.2, and Table 1809.7.

Exception: Foundation design need not comply with Section 1808.6.1 or 1808.6.2 where one of the following conditions is satisfied:

1. The soil is removed in accordance with Section 1808.6.3; or
2. The Building Official approves stabilization of the soil in accordance with Section 1808.6.4.

SECTION 1809 – SHALLOW FOUNDATIONS

1809.3 STEPPED FOOTINGS. The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories D and E, stepped footings shall be reinforced with four ½-inch diameter (12.7 mm) deformed reinforcing bars. Two bars shall be placed at the top of the footing and two bars shall be placed at the bottom of the footing.

1809.4 DEPTH OF FOOTINGS. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm), but not less than the depth as prescribed by Table 1809.7. Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm). Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete in conformance with this Code.

TABLE 1809.7
PRESCRIPTIVE FOOTINGS FOR SUPPORTING WALLS OF LIGHT FRAME CONSTRUCTION*

WEIGHTED EXPANSION INDEX (13)	FOUNDATION FOR SLAB & RAISED FLOOR SYSTEM (4) (8)							CONCRETE SLABS (8) (12)		PREMOISTENING OF SOILS UNDER FOOTINGS, PIERS AND SLABS (4) (5)	RESTRICTION ON PIERS UNDER RAISED FLOORS
	NUMBER OF STORIES	STEM THICKNESS	FOOTING WIDTH	FOOTING THICKNESS	ALL PERIMETER FOOTINGS (5)	INTERIOR FOOTINGS FOR SLAB AND RAISED FLOORS (5)	REINFORCEMENT FOR CONTINUOUS FOUNDATIONS (2) (6)	3-1/2" MINIMUM THICKNESS			
					DEPTH BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE			REINFORCEMENT (3)	TOTAL THICKNESS OF SAND (10)		
		(INCHES)									
0 - 20 Very Low (non-expansive)	1 2 3	6 8 10	12 15 18	6 6 8	12 18 24	12 18 24	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	2"	Moistening of ground recommended prior to placing concrete	Piers allowed for single floor loads only
21-50 Low	1 2 3	6 8 10	12 15 18	6 6 8	15 18 24	12 18 24	1-#4 top and bottom	#4 @ 48" o.c. each way, or #3 @ 36" o.c. each way	4"	120% of optimum moisture required to a depth of 21" below lowest adjacent grade. Testing required.	Piers allowed for single floor loads only
51-90 Medium	1 2	6 8	12 15	6 6	21 21	12 18	1-#4 top and bottom	#3 @ 24" o.c. each way	4"	130% of optimum moisture required to a depth of 27" below lowest adjacent grade. Testing required	Piers not allowed
	3	10	18	8	24	24	#3 bars @ 24" in ext. footing Bend 3' into slab (7)				
91-130 High	1 2	6 8	12 15	6 6	27 27	12 18	2-#4 Top and Bottom	#3 @ 24" o.c. each way	4"	140% of optimum moisture required to a depth of 33" below lowest adjacent grade. Testing required.	Piers not allowed
	3	10	18	8	27	24	#3 bars @ 24" in ext. footing Bend 3' into slab (7)				
Above 130 Very High	Special design by licensed engineer/architect										

*Refer to next page for footnotes (1) through (14).

FOOTNOTES TO TABLE 1809.7

1. Premoistening is required where specified in Table 1809.7 in order to achieve maximum and uniform expansion of the soil prior to construction and thus limit structural distress caused by uneven expansion and shrinkage. Other systems which do not include premoistening may be approved by the Building Official when such alternatives are shown to provide equivalent safeguards against the adverse effects of expansive soil.

2. Reinforcement for continuous foundations shall be placed not less than 3" above the bottom of the footing and not less than 3" below the top of the stem.

3. Reinforcement shall be placed at mid-depth of slab.

4. After premoistening, the specified moisture content of soils shall be maintained until concrete is placed. Required moisture content shall be verified by an approved testing laboratory not more than 24 hours prior to placement of concrete.

5. Crawl spaces under raised floors need not be pre-moistened except under interior footings. Interior footings which are not enclosed by a continuous perimeter foundation system or equivalent concrete or masonry moisture barrier complying with Footnote # 12 of Table 1809.7 shall be designed and constructed as specified for perimeter footings in Table 1809.7.

6. Foundation stem walls which exceed a height of three times the stem thickness above lowest adjacent grade shall be reinforced in accordance with Chapter 21 and Section 1914 in the IBC, or as required by engineering design, whichever is more restrictive.

7. Bent reinforcing bars between exterior footing and slab shall be omitted when floor is designed as an independent, "floating' slab.

8. Where frost conditions or unusual conditions beyond the scope of this table are found, design shall be in accordance with recommendations of a foundation investigation. Concrete slabs shall have a minimum thickness of 4 inches when the expansion index exceeds 50.

9. The ground under a raised floor system may be excavated to the elevation of the top of the perimeter footing, except where otherwise required by engineering design or to mitigate groundwater conditions.

10. GRADE BEAM, GARAGE OPENING. A grade beam not less than 12" x 12" in cross section, or 12" x depth required by Table 1809.7, whichever is deeper, reinforced as specified for continuous foundations in Table 1809.7, shall be provided at garage door openings..

11. Where a post-tensioning slab system is used, the width and depth of the perimeter footings shall meet the requirements of this table.

12. An approved vapor barrier shall be installed below concrete slab-on-grade floors of all residential occupancies in such a manner as to form an effective barrier against the migration of moisture into the slab. When sheet plastic material is employed for this purpose it shall be not less than 6 mils (.006 inch) in thickness. The installation of a vapor barrier shall not impair the effectiveness of required anchor bolts or other structural parts of a building. Foundations at the perimeter of concrete floor slabs shall form a continuous moisture barrier of Portland cement concrete or solid grouted masonry to the depths required by Table 1809.7.

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

14. Fireplace footings shall be reinforced with a horizontal grid located 3" above the bottom of the footing and consisting of not less than No. 4 Bars at 12" on center each way. Vertical chimney reinforcing bars shall be hooked under the grid. Depth of fireplace chimney footings shall be no less than that required by Table 1809.7.

CHAPTER 23 - WOOD

SECTION 2306 – ALLOWABLE STRESS DESIGN

2306.3 WOOD-FRAME SHEAR WALLS. Wood-frame shear walls shall be designed and constructed in accordance with AF&PA SDPWS. The allowable shear wall capacities and the allowable sheathing material shall be set forth in Table 2306.3 (1) of this Code. Where panels are fastened to framing members with staples, requirements and limitations of AF&PA SDPWS shall be met and the allowable shear values shall be set forth in Table 2306.3(1). Panels complying with ANSI/APA PRP-210 shall be permitted to use design values for Plywood Siding in the AF&PA SDPWS.

Wood structural panel shear walls used to resist seismic forces in structures in Seismic Design Categories D, E, or F shall not be less than 4 feet by 8 feet (1219 mm by 2438 mm), except at boundaries and changes in framing members. Wood structural panel thickness shall not be less than 3/8-inch thick and studs shall not exceed 16 inches on center.

TABLE 2306.3(1)
ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL SHEAR WALLS WITH FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE[a] FOR WIND OR SEISMIC LOADING [b, h, i, j, l, m, n]

PANEL GRADE	MINIMUM NOMINAL PANEL THICKNESS (inches)	MINIMUM FASTENER PENETRATION IN FRAMING (inches)	ALLOWABLE SHEAR VALUE FOR SEISMIC FORCES PANELS APPLIED DIRECTLY TO FRAMING										
			NAIL (common or galvanized box) or staple sizek	Fastener spacing at panel Edges (inches)									
				6	4	3	2e						
Structural I Sheathing													
	3/8	1-3/8	8d (2½"x0.131" common, 2½"x0.113" galvanized box)	200	200	200	200						
		1	1-1/2 16 Gage	155	200	200	200						
	7/16	1-3/8	8d (2½"x0.131" common, 2½"x0.113" galvanized box)	255d	395d	505d	670d						
		1	1-1/2 16 Gage	170	260	345	440						
	15/32	1-3/8	8d (2½"x0.131" common, 2½"x0.113" galvanized box)	280	430	550	730						
		1	1-1/2 16 Gage	185	280	375	475						
		1-1/2	10d (3x0.148" common, 3"x0.128" galvanized box)	340	510	665f	870						
Sheathing plywood siding except Group 5 Species													
	3/8	1-1/4	6d (2"x0.113" common, 2"x0.099" galvanized box)	200	200	200	200						
		1-3/8	8d (2½"x0.131" common, 2½"x0.113" galvanized box)	200d	200d	200d	200d						
		1	1-1/2 16 Gage	105	158	200	200						
	7/16	1-3/8	8d (2½"x0.131" common, 2½"x0.113" galvanized box)	240d	350d	450d	585d						
		1	1-1/2 16 Gage	155	230	310	395						
	15/32	1-3/8	8d (2½"x0.131" common 2½"x0.113" galvanized box)	260	380	490	640						
		1-1/2	10d (3"x0.148" common, 3"x0.128" galvanized box)	310	460	600f	770						
		1	1-1/2 16 Gage	170	255	335	430						
	19/32	1-1/2	10d (3"x0.148" common, 3"x0.128" galvanized box)	340	510	665f	870						
		1	1-3/4 16 Gage	185	280	375	475						
			Nail Size (galvanized casing)										
	3/8	1-3/8	8d (2½"x0.113")	160	200	200	200						

Footnotes to Table 2306.1(1)

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

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

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

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

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

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

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

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

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

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

j. Galvanized nails shall be hot dipped or tumbled.

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

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

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

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

SECTION 2308 – Conventional Light-Frame Construction

2308.6 FOUNDATION PLATES OR SILLS Foundations and footings shall be as specified in Chapter 18. Foundation plates or sills resting on concrete or masonry foundations shall comply with Section 2304.3.1. Foundation plates or sills shall be bolted or anchored to the foundation with not less than 1/2-inch-diameter (12.7 mm) steel bolts or approved anchors spaced to provide equivalent anchorage as the steel bolts. Bolts shall be embedded at least 7 inches (178 mm) into concrete or masonry, and spaced not more than 6 feet (1829 mm) apart. There shall be a minimum of two bolts or anchor straps per piece with one bolt or anchor strap located not more than 12 inches (305 mm) or less than 4 inches (102 mm) from each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate. Washers shall comply with Section 2308.12.8 of this Code.

CHAPTER 40 – VENTURA COUNTY PROVISIONS FOR STRAWBALE CONSTRUCTION (SEE HEALTH & SAFETY CODE, DIVISION 13, PART 2.5, CHAPTER 4.5)

Section 40.1 – General Provisions for Strawbale Construction

40.1.1 All buildings incorporating straw-bales as part of their construction shall be designed and engineered by a California registered Architect or Civil Engineer.

40.1.2 Straw-bale walls shall not be utilized as part of the Lateral Force-Resisting System or Vertical Force-Resisting System.

40.1.3 All buildings incorporating straw-bales as part of their construction shall have a Lateral Force-Resisting System conforming to one of the types indicated in Table 12.2-1 of ASCE 7-05. Structural calculations and drawings shall be provided to the Building Official for the analysis and design of the Lateral Force-Resisting System.

40.1.4 All buildings incorporating straw-bales as part of their construction shall have a structural framing system to resist and transfer all vertical loads to the foundation system. Structural calculations and drawings shall be provided to the Building Official for the analysis and design of the Vertical Force-Resisting System.

40.1.5 Structural calculations and construction details shall be provided to the Building Official for the analysis and design of out-of-plane anchorage of the straw-bale walls subjected to out-of-plane wind and earthquake loads.

Section 40.2 – Scope and Application

40.2.1 Buildings and structures subject to the provisions Chapter 40 shall not exceed one story in height.

Section 40.3 – Definitions

40.3 DEFINITIONS. For the purposes of this chapter, the following terms are defined as follows:

Bales means rectangular compressed blocks of straw, bound by strings or wire.

Department means the Division of Building and Safety.

Flakes means slabs of straw removed from an untied bale. Flakes are used to fill small gaps between the ends of stacked bales.

Laid flat refers to stacking bales so that the sides with the largest cross-sectional area are horizontal and the longest dimension of this area is parallel with the wall plane.

Laid on edge refers to stacking bales so that the sides with the largest cross-sectional area are vertical and the longest dimension of this area is horizontal and parallel with the wall plane.

Non-loadbearing refers to plastered straw-bale walls that bear only their own weight, such as infill panels within some type of post and beam structure.

Plaster means lime, gypsum, lime cement, or cement plasters, as defined by the California Building Standards Code, or earthen plaster with fiber reinforcing.

Straw means the dry stems of cereal grains left after the seed heads have been substantially removed.

Section 40.4 – Material Requirements

40.4 Bales used in the in the construction of buildings and structures shall comply with all of the following:

(a) Bales shall be rectangular in shape.
(b) Bales used within a continuous wall shall be of consistent height and width to ensure even distribution of loads within wall systems.
(c) Bales shall be bound with ties of either polypropylene string or baling wire. Bales with broken or loose ties shall not be used unless the broken or loose ties are replaced with ties which restore the original degree of compaction of the bale.
(d) The moisture content of bales, at the time of installation, shall not exceed 20 percent of the total weight of the bale. Moisture content of bales shall be determined through the use of a suitable moisture meter, designed for use with baled rice straw or hay, equipped with a probe of sufficient length to reach the center of the bale, and used to determine the average moisture content of five bales randomly selected from the bales to be used.
(e) Bales in walls shall have a minimum calculated dry density of 7.0 pounds per cubic foot. The calculated dry density shall be determined after reducing the actual bale weight by the weight of the moisture content.
(f) Where custom-made partial bales are used, they shall be of the same density, same string or wire tension, and, where possible, use the same number of ties as the standard size bales.
(g) Bales of various types of straw, including wheat, rice, rye, barley, oats, and similar plants, shall be acceptable if they meet the minimum requirements of this chapter for density, shape, moisture content, and ties.

Section 40.5 – general construction requirements

40.5.1 Straw-bale walls, when covered with plaster, drywall, or stucco, shall be deemed to have the equivalent fire resistive rating as wood-frame construction with the same wall-finishing system.

40.5.2 Minimum bale wall thickness shall be 13 inches.

40.5.3 Buildings with loadbearing bale walls shall not be permitted.

Section 40.6 – Foundation and anchorage requirements

40.6.1 Foundations shall be designed in accordance with the California Building Standards Code to accommodate the load created by the bale wall plus superimposed live and dead loads. Supports for bale walls shall extend to an elevation of at least eight inches above adjacent ground at all points, and at least one inch above floor surfaces.

40.6.2 Bale walls shall be anchored to supports to resist lateral forces, as approved by the civil engineer or architect. This may be accomplished with one-half inch reinforcing bars embedded in the foundation and penetrating the bales by at least 12 inches, located along the center line of the bale wall, spaced not more than two feet apart. Other methods as determined by the engineer or architect may also be used.

40.6.3 Non-bale walls abutting bale walls shall be attached by means of one or more of the following methods or by means of an acceptable equivalent:

(a) Bolted or threaded rod connection of the abutting wall, through the bale wall, to a steel nut and steel plate washer, a minimum of 6 inches square and a minimum thickness of 3/16 of an inch in a minimum of three locations.

40.6.4 Bale walls and roof bearing assemblies shall be anchored to the foundation where necessary, as determined by the civil engineer or architect, by means of methods that are adequate to resist uplift forces resulting from the design wind load. There shall be a minimum of two points of anchorage per wall, spaced not more than 6 feet apart, with one located within 36 inches of each end of each wall.

40.6.5 With bale walls, dead loads will produce vertical compression of the walls. Regardless of the anchoring system used to attach the roof bearing assembly to the foundation, prior to installation of wall finish materials, the nuts, straps, or cables shall be retightened to compensate for this compression.

Section 40.7 – Wall assemblies and Moisture control

40.7.1 A moisture barrier shall be used between the top of the foundation and the bottom of the bale wall to prevent moisture from migrating through the foundation so as to come into contact with the bottom course of bales. This barrier shall consist of one of the following:
(a) Cementitious waterproof coating.
(b) Type 30 asphalt felt over an asphalt emulsion.
(c) Sheet metal flashing, sealed at joints.
(d) Another building moisture barrier, as approved by the Building Official.

40.7.2 All penetrations through the moisture barrier, as well as all joints in the barrier, shall be sealed with asphalt, caulking, or an approved sealant.

40.7.3 There shall also be a drainage plane between the straw and the top of the foundation, such as a one-inch layer of pea gravel.

40.7.4 Bales in all walls shall be laid flat and be stacked in a running bond, where possible, with each bale overlapping the two bales beneath it. Overlaps shall be a minimum of 12 inches. Gaps between the ends of bales which are less than 6 inches in width may be filled by an untied flake inserted snugly into the gap.

40.7.5 Bale wall assemblies shall be held securely together by rebar pins driven through bale centers as described in this chapter, or equivalent methods as approved by the civil engineer or architect.

40.7.6 The first course of bales shall be laid by impaling the bales on the rebar verticals and threaded rods, if any, extending from the foundation. When the fourth course has been laid, vertical #4 rebar pins, or an acceptable equivalent long enough to extend through all four courses, shall be driven down through the bales, two in each bale, located so that they do not pass through the space between the ends of any two bales. The layout of these rebar pins shall approximate the layout of the rebar pins extending from the foundation. As each subsequent course is laid, two pins, long enough to extend through that course and the three courses immediately below it, shall be driven down through each bale. This pinning method shall be continued to the top of the wall. In walls seven or eight courses high, pinning at the fifth course may be eliminated.

40.7.8 Alternative pinning method to the method described in paragraph (3): when the third course has been laid, vertical #4 rebar pins, or an acceptable equivalent, long enough to

extend through all three courses, shall be driven down through the bales, two in each bale, located so that they do not pass through the space between the ends of any two bales. The layout of these rebar pins shall approximate the layout of the rebar pins extending from the foundation. As each subsequent course is laid, two pins, long enough to extend through that course and the two courses immediately below it, shall be driven down through each bale. This pinning method shall be continued to the top of the wall.

40.7.9 Only full-length bales shall be used at corners of bale walls.

40.7.10 Vertical #4 rebar pins, or an acceptable alternative, shall be located within one foot of all corners or door openings.

40.7.11 Staples, made of #3 or larger rebar formed into a "U" shape, a minimum of 18 inches long with two 6-inch legs, shall be used at all corners of every course, driven with one leg into the top of each abutting corner bale.

40.7.12 All openings in bale walls shall be a minimum of one full bale length from any outside corner, unless exceptions are approved by an engineer or architect licensed by the state to practice. Wall or roof load present above any opening shall be carried, or transferred, to the foundation by one of the following:

(a) A frame, such as a structural window or door frame
(b) A lintel, such as an angle-iron cradle, wooden beam, or wooden box beam. Lintels shall be supported at each end by a post or column.
(c) A roof bearing assembly designed to act as a rigid beam over the opening.

40.7.13 All weather-exposed bale walls shall be protected from water damage. No vapor impermeable barrier may be used on bale walls, and the civil engineer or architect may design the bale walls without any membrane barriers between straw and plaster, except as specified in this section, in order to allow natural transpiration of moisture from the bales and to secure a structural bond between plaster and straw.

40.7.14 Bale walls shall have special moisture protection provided at all horizontal surfaces exposed to the weather. This moisture protection shall be installed in a manner that will prevent water from entering the wall system.

40.7.15 All exterior walls or portions of exterior walls constructed of materials other than straw-bale shall be provided with a water resistant barrier behind the exterior wall covering.

40.7.16 Bales shall be protected from rain and other moisture infiltration at all times until protected by the roof of the structure.

Section 40.8 – Bale Surfaces

40.8.1 Interior and exterior surfaces of bale walls shall be protected from mechanical damage, flame, animals, and prolonged exposure to water. Bale walls adjacent to bath and shower enclosures shall be protected by a moisture barrier.

40.8.2 Cement stucco shall be reinforced with galvanized woven wire stucco netting or an equivalent, as approved by the Building Official. The reinforcement shall be secured by attachment through the wall at a maximum spacing of 24 inches horizontally and 16 inches vertically, unless substantiated otherwise by a civil engineer or architect.

40.8.3 Where bales abut other materials, the plaster or stucco shall be reinforced with galvanized expanded metal lath, or an acceptable equivalent, extending a minimum of 6 inches onto the bales.

40.8.4 Earthen and lime-based plasters may be applied directly onto bale walls without reinforcement, except where applied over materials other than straw.

Section 40.9 – Electrical and plumbing Requirements

40.9.1 All wiring within or on bale walls shall meet all provisions of the California Electrical Code. Type "NM" or "UF" cable may be used, or wiring may be run in metallic or nonmetallic conduit systems.

40.9.2 Electrical boxes shall be securely attached to wooden stakes driven a minimum of 12 inches into the bales, or an acceptable equivalent.

40.9.3 Water or gas pipes within bale walls shall be encased in a continuous pipe sleeve to prevent leakage within the wall. Where pipes are mounted on bale walls, they shall be isolated from the bales by a moisture barrier.

CHAPTER 41
PROVISIONS FOR CONSTRUCTION, USE AND OCCUPANCY OF LIMITED-DENSITY OWNER-BUILT RURAL DWELLING UNITS [CAL. CODE REGS., TITLE 25, DIVISION 1, CHAPTER 1, SUBCHAPTER 1, ARTICLE 8]

41.1 PURPOSE. The purpose of this chapter is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of limited density owner–built rural dwellings and appurtenant structures.

41.2 INTENT AND APPLICATION. The provisions of this chapter shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner–built rural dwellings and appurtenant structures. It is the intent of this chapter that the requirements contained herein shall apply to seasonally or permanently occupied dwellings, hunting shelters, guest cottages, vacation homes, recreational shelters and detached bedrooms located in rural areas.

41.3 DEFINITIONS. For the purposes of this Chapter the following definitions shall apply:

41.3.1 LIMITED DENSITY, OWNER-BUILT RURAL DWELLING is any structure consisting of one or more habitable rooms intended or designed to be occupied by one family with facilities for living and sleeping, where the dwelling does not exceed 12 feet in height and the floor area does not exceed one-thousand (1000) square feet with use restricted to rural areas as defined in this chapter that fulfill the requirements of this chapter.

41.3.2 OWNER BUILT shall mean constructed by any person or family who acts as the general contractor for, or the provider of, part or all of the labor necessary to build housing to be occupied as the principal residence of that person or family, and not intended for sale, lease, rent or employee occupancy.

41.3.3 RURAL In defining "rural," the County of Ventura has considered the local geographical and topographical conditions, as well as conditions of general development as evidenced by population densities and the availability of utilities or services. Suitable geographical areas generally include those areas wherein the predominant land usage is forestry, agriculture, grazing, recreation, or conservation. Therefore, for the purposes of permitting a Limited Density Owner-Built Rural Dwelling, Rural shall mean a parcel of land meeting all of the following:

- It is not included within the Sphere of Influence of any incorporated city.
- It is not provided, nor expected to be provided, with services such as an off-site domestic water source and off-site sewage treatment.
- Electrical power is not available from any commercial source.
- It is equal to or greater than 100 acres in area.

SOUND STRUCTURAL CONDITION. For the purposes of this chapter, a structure shall be considered to be in "sound structural condition" when it is constructed and maintained in substantial conformance with accepted construction principles, technical codes, or performance criteria which provide minimum standards for the stressing of structural members; footing sizes when related to major load-bearing points; proper support of load-bearing members; nailing schedules where essential to general structural integrity; and provisions for adequate egress, ventilation, sanitation, and fire safety. Conditions which would not render a structure unsound are the minor deflections or elasticity of structural members, size or arrangement of rooms, heating, plumbing, and electrification requirements, alternative materials, appliances or facilities, or methods of construction, or building designs

that perform to protect health and safety for the application and purpose intended, and any other provisions of this chapter regulating the construction, use and occupancy of dwellings and appurtenant structures.

41.4 REGULATION OF USE For the purposes of this chapter the sale, lease, renting or employee occupancy of owner-built structures within three (3) years of the issuance of a Certificate of Occupancy shall be presumptive evidence that the structure was erected for the purpose of sale, lease or renting. The restrictions of this chapter on the sale, lease, renting, or employee occupancy of these dwellings may be reasonably amended to be more restrictive if the governing body determines that such an amendment is necessary to ensure compliance with the intent of this chapter.

41.5 ABATEMENT OF SUBSTANDARD BUILDINGS All structures or portions thereof which are determined by the Building Official to constitute a substandard building shall be declared to be a public nuisance and shall be abated by repair, rehabilitation, or removal in accordance with Health and Safety Code Sections 17980 through 17995. In cases of extreme hardship to owner-occupants of the dwellings, the appropriate local body should provide for deferral of the effective date of orders of abatement.

41.6 PETITIONS FOR INTERPRETATIONS. Any person wishing to appeal a decision of the Building Official related to any provision of this article may do so by filing such appeal in writing in accordance with the provisions of Section 113 of this code.

41.7 RECORDING The Building Official shall record with the county recorder a "Certificate of Occupancy" for limited density owner-built rural dwelling upon approval of final inspection.

41.8 VIOLATIONS The critical concern in the promulgation of this chapter is to provide for health and safety while maintaining respect for the law and voluntary compliance with the provisions of this chapter, and therefore, in the event that an order to correct a substandard condition is ignored, it is the intent of this section that civil abatement procedures should be the first remedy pursued by the Building Official.

41.9 PERMITS Permits shall be required for the construction of rural dwellings and appurtenant structures. The application, plans, and other data filed by an applicant for such permit shall be reviewed by the Building Official to verify compliance with the provisions of this chapter. When the Building Official determines that the permit application and other data indicate that the structure(s) will comply with the provisions of this chapter, the Building Official shall issue a permit therefore to the applicant.

Exemptions: Permits shall not be required for small or unimportant work, or alterations or repairs that do not present a health or safety hazard, and which are in conformance with local zoning requirements or property standards. The determination, if any, of what work is properly classified as small or unimportant or without relation to health and safety hazards is to be made by the Building Official in conjunction with appropriate local agencies affected by such exemption.

41.10 APPLICATION To obtain a permit to construct a Limited-Density Owner-built Rural Dwelling, or an appurtenant structure, the applicant shall first file an application therefore with the Building Official. Permit applications shall contain the following information:

(1) name and mailing address of the applicant;
(2) address and location of the proposed structure(s);
(3) a general description of the structure(s) which shall include mechanical installations with all clearances and venting procedures detailed, electrical installations, foundation, structural, and construction details;

(4) a plot plan indicating the location of the dwelling in relation to property lines, other structures, sanitation and bathing facilities, water resources, and water ways;
(5) approval for the installation of a private sewage disposal system or alternate waste disposal means from the Environmental Health Division;
(6) a stipulation by the applicant that the building or structure is to be owner–built;
(7) a stipulation by the applicant that the dwelling is to be owner-occupied for the minimum period specified in Section 41.4 of this Chapter;
(8) the signature of the owner or authorized agent;
(9) the use or occupancy for which the work is intended; and
(10) any other data or information required by statute or regulation.

41.11 PLANS Plans shall consist of a general description of the structure(s), including all necessary information to facilitate a reasonable judgment of conformance by the Building Official. This may include a simplified diagram of the floor plan and site elevation in order to determine the appropriate dimensions of structural members. Architectural drawings and structural analyses shall not be required except for structures of complex design or unusual conditions for which the enforcement agency cannot make a reasonable judgment of conformance to this chapter based upon the general description and simplified plan(s).

41.12 WAIVER OF PLANS The Building Official may waive the submission of any plans if it is determined that the nature of the work applied for is such that the reviewing of plans is not necessary to obtain compliance with this chapter.

41.13 MODIFICATIONS Modifications to the design, materials, and methods of construction are permitted, provided that the structural integrity of the building or structure is maintained, the building continues to conform to the provisions of this chapter and the enforcement agency is notified in writing of the intended modification.

41.14 PERMIT VALIDITY Permits shall be valid for the terms stated in Section 105.5 of this code..

41.15 INSPECTIONS All construction or work for which a permit is required shall be subject to inspection by the Building Official.

41.16 SPECIAL INSPECTIONS Additional inspections may be conducted when required by the Building Official and necessary to assure compliance with this chapter and to avoid creating a substandard condition as defined in Health and Safety Code Section 17920.3

41.17 INSPECTION WAIVERS Inspections may be waived by the Building Official for construction subject to this chapter when such construction does not contain plumbing, electrical or mechanical installations and the Building Official finds that a substandard condition will not be created by waiving any inspection requirement.

41.18 INSPECTION REQUESTS AND NOTICE It shall be the duty of the applicant to notify the Building Official that the construction is ready for inspection and to provide access to the premises. Inspections shall be requested by the applicant at least (48) hours in advance of the intended inspection. It shall be the duty of the enforcement agency to notify or inform the applicant of the day during which the inspection is to be conducted.

41.19 CERTIFICATE OF OCCUPANCY After the structure(s) is completed for occupancy and any inspections which have been required by the Building Official have been conducted, and work approved, the enforcement agency shall issue a Certificate of Occupancy for such dwelling(s) and appurtenant structure(s) which comply with the provisions of this chapter.

41.20 TEMPORARY OCCUPANCY The use and occupancy of a portion or portions of a dwelling or appurtenant structure prior to the completion of the entire structure shall be allowed, provided that

approved sanitary facilities are available at the site and that the work completed does not create any condition to an extent that endangers life, health or safety of the public or occupants. The occupants of any such uncompleted structure shall assume sole responsibility for the occupancy of the structure or portion thereof.

41.21 FEES Fees shall be required and collected by the Building Official to provide for the cost of administering the provisions of this chapter.

41.22 GENERAL REQUIREMENTS

(a) Each structure shall be constructed in accordance with applicable requirements contained in Part 2.5 of Title 24, California Code of Regulations as adopted and amended by this Code..

(b) Each structure shall be maintained in a sound structural condition to be safe, sanitary, and to shelter the occupants from the elements.

41.23 INTENT OF GENERAL REQUIREMENTS It shall be the purpose and intent of this chapter to permit the use of ingenuity and preferences of the builder, and to allow and facilitate the use of alternatives to the specifications prescribed by the technical codes to the extent that a reasonable degree of health and safety is provided by such alternatives, and that the materials, methods of construction, and structural integrity of the structure shall perform in application for the purpose intended. To provide for the application of this chapter, it shall be necessary for the Building Official to exercise reasonable judgment in determining the compliance of appropriate structures with the general and specific requirements of this chapter.

41.24 TECHNICAL CODES TO BE A BASIS OF APPROVAL Except as otherwise required by this chapter, dwellings and appurtenant structures constructed pursuant to this part need not conform with the construction requirements prescribed by the latest applicable editions of the International Building and Residential Codes, the Uniform Plumbing and Mechanical Codes, the National Electrical Code, or other applicable technical codes; however, it is not the intent of this section to disregard nationally accepted technical and scientific principles relating to design, materials, methods of construction, and structural requirements for the erection and construction of dwelling and appurtenant structures as are contained in the uniform technical codes. Such codes shall be a basis for approval.

41.25 MECHANICAL REQUIREMENTS Fireplaces, heating and cooking appliances, and gas piping installed in buildings constructed pursuant to this chapter, shall be installed and vented in accordance with the applicable requirements contained in the California Mechanical Code, Part 4, Title 24, California Code of Regulations.

41.26 ELECTRICAL REQUIREMENTS No dwelling or appurtenant structure constructed pursuant to this chapter shall be required to be connected to a source of electrical power, or wired, or otherwise fitted for electrification, except as set forth in Section 41.27.

41.27 INSTALLATION REQUIREMENTS Where electrical wiring or appliances are installed, the installation shall be in accordance with the applicable requirements contained in the California Electrical Code, Part 3, Title 24, California Code of Regulations.

EXCEPTIONS TO INSTALLATION REQUIREMENTS. In structures where electrical usage is confined to one or more rooms of a structure, the remainder of the structure shall not be required to be wired or otherwise fitted for electrification unless the Building Official determines the electrical demands are expected to exceed the confinement and capacity of that room(s). In these instances, the enforcement agency may require further electrification of the structure. It is the intent of this subsection to apply to buildings in which there exists a workshop, kitchen, or other single room which may require electrification, and where there is no expectation of further electrical demand. The Building Official shall, at the time of a permit application or other appropriate point, advise the applicant of the potential hazards of violating this section.

41.28 PLUMBING REQUIREMENTS Plumbing equipment and installation shall be in accordance with the applicable requirements contained in the California Plumbing Code, Part 5, Title 24, California Code of Regulations applicable to the construction of limited density owner-built rural dwellings.

CHAPTER 42
RELOCATED BUILDINGS AND TEMPORARY STRUCTURES

42.1 GENERAL REQUIREMENTS Buildings or structures moved into or within the County shall comply with the provisions of this Code for new buildings or structures except when otherwise permitted by this Code or by State law.

Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the Building Official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this Code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

42.2. PERMIT(S) REQUIRED It shall be unlawful for any person, firm, or corporation to move or cause to be moved any building or structure into or within the County without first obtaining a permit to do so from the Building Official.

EXCEPTIONS:

1. Buildings moved to the business premises of a house mover for the purpose of temporary storage.
2. Contractor's tool house, construction office, or similar structure which is relocated as construction requires.

42.2.1 NOTIFICATION OF RELOCATED BUILDING. Prior to issuance of relocation permit for any structure and as a part of the application therefore, a Notice of Relocated Building, on a form furnished by the Building Official, shall be posted at the site of the building proposed to be relocated and at the proposed new site location. This public notice shall be maintained for a minimum of 15 days from the date of the application for relocation permit. During this period, interested parties may submit written comments to the Building Official regarding said proposed relocation. (Refer to Section 42.5 DENIAL OF PERMIT.)

42.3. APPLICATION AND INVESTIGATION FEE To obtain a permit to relocate a building or structure the applicant shall first file an application therefore as required by Section 105.3 in this Code. The Building Official may require plans, photographs and other data to substantiate the application.
Each application shall be accompanied by the required investigation fee to cover the costs of processing the application, inspecting the building and premises, and handling other matters connected therewith. Such fee shall be non-refundable. If the building to be moved is located outside the County, the applicant shall pay an additional fee as set forth in the latest Ventura County Building and Safety Fee Schedule to cover increased costs of inspection and mileage.

42.3.1 The Building Official shall make the following findings prior to issuing the permit:

1. That there is evidence of full compliance with the zoning provisions of Ventura County Ordinance Code as demonstrated by a valid Zoning Clearance for the moved building
2. Where not in conflict with Health and Safety Code §17958.8, the building shall comply, or shall be altered to comply, with current building, electrical, heating and air conditioning, and plumbing code requirements.
3. That all necessary and required documentation has been submitted for review, including, but not limited to, plans and specifications for all required or proposed improvements at the new location, a soils investigation report, a current termite inspection report, a water "will serve" letter from a recognized water provider or an approved water well certificate, a sewer "will serve" letter from a recognized sanitation district or an approved septic system certificate, and a surety bond in the amount determined by the Building Official as set forth in Section 42.6 of this Code.

42.4. INVESTIGATION AND REPORT The Building Official shall cause an investigation to be made of each building or structure for which an application for a relocation permit has been received. A written report shall be prepared based on such inspection, and a copy of the report shall be given to the applicant. This report shall contain the approval or disapproval by the Building Official for relocating the building. If approved for relocation, the report shall list the requirements and corrections necessary for making the building conform to the codes adopted herein.

In granting an approval for relocation, the Building Official may impose such terms and conditions as he may deem reasonable and proper, including time limits for completion of all work, and requirements for whatever changes, alterations, additions, or repairs are necessary to assure that relocation will not be materially detrimental or injurious to public health, safety, or welfare.

The investigation report shall remain valid for a period of 180 days after the building or structure has been inspected, after which time a new investigation and report may be required by the Building Official.

42.5. DENIAL OF PERMIT The Building Official may deny the issuance of a relocation permit for any building or structure which:

1. Is so constructed or is in such condition as to be dangerous.
2. Is infested with pests or is insanitary.
3. Is in such condition in the judgment of the Building Official that it does not admit of practicable and effective repair.
4. Is so dilapidated, defective, or unsightly or is in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvements in the area to which it would be relocated.
5. Because of age, size, design or architectural treatment, does not substantially conform to the design, plan and construction, of the buildings located in the area to which it is to be relocated so that its relocation would be materially detrimental to the property or improvements in said area.

42.6. SECURITY REQUIRED The Building Official shall not issue a permit to relocate a building or structure unless the applicant therefore shall first post with the Building Official a performance bond executed by the owner of the premises where the building or structure is to be located, listing said owner as principal, and an approved surety company authorized to do business in the State as surety; a cash bond naming the County of Ventura as payee; or an assignment of certificates or shares issued by a lending institution doing business in this state and insured by the FDIC. The Building Official may waive the requirement of security when the owner of the property is a governmental agency.
The performance bond required by this Section shall:

1. Be in form joint and several.
2. Name the County of Ventura as obligee.
3. Guarantee that the required work will be completed or, when ordered by the Building Official, the building or structure will be removed or demolished and the site cleared, cleaned, and restored to its original condition.
4. Be in an amount equal to the estimated cost, plus 10 percent, of the work required to be done in order to comply with all of the conditions of the relocation permit or shall be in an amount equal to the cost of demolition and removal, whichever is greater. Such costs for purposes of the bond shall be as estimated by the Building Official.
5. State therein the legal description or address of the property to which the building or structure is to be relocated.

42.7. CONDITIONS OF SECURITY Every performance bond, cash bond, or assignment of shares required by this article shall be conditioned as follows:

1. Unless otherwise specified in the investigation report, work required to be done pursuant to the conditions of the relocation building permit shall be initiated within 180 days from the date of issuance of the permit.

2. The time limit specified may be extended for good and sufficient cause after written request of the principal or surety, before said time limit has expired. The Building Official shall notify the principal and surety in writing of such time extension and may extend the time limit without consent of the surety.
3. The term of each bond posted pursuant to this Article shall begin upon the date of the posting thereof and shall end upon the completion to the satisfaction of the Building Official of the performance of all the terms and conditions of the relocation building permit.
4. The Building Official and the surety, or the duly authorized representative of either, shall have access to the premises described in the relocation permit for the purpose of inspecting the progress of the work.
5. Upon default by the principal, the surety shall cause all required work to be performed as set forth in the conditions of the investigation report and relocation permit.
6. In the event of default in the performance of any term or condition of the relocation permit, the surety or any person employed or engaged on its behalf, or the Building Official or any person employed or engaged on his behalf, may go upon the premises to complete the required work or to remove or demolish the building or structure, and to clear, clean, and restore the site.

42.8. PERMIT ISSUANCE AND FEES Before a permit is issued for the relocation of a building and its reconstruction, repair, and completion at a new site, all required plan review and permit fees shall be paid. The required permits, together with the investigation report, shall comprise the "relocation permit" for the purposes of this Article.
The value to be used in computing the relocation building permit and plan review fees shall be as set forth in Section 109 of this Code, based upon the estimated cost of all construction necessary to complete the structure.

42.9. EXPIRATION OF PERMIT Permits for the relocation, reconstruction, and repair of a building or structure shall be null and void in accordance with the provisions of Section 105.5 of this Code if the building or structure is not relocated to the proposed site and/or the required work commenced within 180 days of the date of issuance of such permits.

SECTION 42.10 – PROCEDURE UPON DEFAULT

42.10.1 PERFORMANCE BOND. Should the principal fail to comply with the conditions required by the relocation permit, the Building Official shall give notice of default in writing to the principal and to the surety named in the performance bond. The notice of default shall state the conditions of the bond which have not been complied with and shall specify the period of time the Building Official deems to be reasonably necessary for completion of the work. Upon receipt of a notice of default, the surety shall cause the required work to be completed within the time specified. The surety shall have the option of removing or demolishing the building or structure in lieu of completing the required work, in which case the site shall be suitably cleared, cleaned, and restored to the satisfaction of the Building Official.

EXCEPTION: The surety may be granted a release from its obligation to perform under the conditions of the performance bond provided:

1. A written agreement is executed between Surety and the Division of Building and Safety under which the Division assumes responsibility for causing completion of required work or demolition of the structure; and
2. A cash bond is posted by the Surety in the amount of the performance bond, payable to the County of Ventura, to enable the Building Official to cause the required work of repair or demolition to be performed in accordance with Section 42.10.2 in this Code.

42.10.2 CASH BOND. When a cash bond has been posted the Building Official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the Building Official at his own discretion may proceed without delay and without further notice or proceeding to use the cash deposit or any portion thereof to cause the required work to be completed by contract or otherwise.

42.10.3 ASSIGNMENT OF SHARES. When an assignment of share has been posted the Building Official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the Building Official may request payment of the assigned certificates or shares or any portion thereof by the lending institution and at his own discretion the Building Official may proceed without delay and without further notice or proceeding to use such assets to cause the required work to be completed by contract or otherwise.

SECTION 42.11 RELEASE OF SECURITY

42.11.1 PERFORMANCE BOND. When all conditions and requirements of the relocation permit and applicable laws and ordinances have been completed, the Building Official shall notify the surety that the bond has been exonerated.

42.11.2 CASH BOND. When a cash bond has been posted and all requirements of the relocation permit have been completed, the Building Official shall return the cash to the depositor, or to his successors or assigns, except any portion thereof that may have been used, cashed, or deducted as provided elsewhere in this Article.

42.11.3 ASSIGNMENT OF SHARES. When an assignment of shares has been made and all requirements of the relocation permit have been completed, the Building Official shall notify the lending institution and shall do all things reasonably necessary to effect a release of said assignment to the principal or to his successors or assigns, except any portion thereof that may have been used, cashed or deducted as provided elsewhere in this Article.

CHAPTER 43
SWIMMING POOLS, ORNAMENTAL POOLS, AND APPURTENANT FENCING

SECTION 43.1 – GENERAL

43.1.1 SCOPE. The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 Occupancies.

43.1.2 STANDARDS OF QUALITY. In addition to the other requirements of this Code, safety covers for pools and spas shall meet the requirements for pool and spa safety covers as listed below.

43.1.3 Safety Pool Covers. Safety Pool Covers shall comply with ASTM F 1346-91, Standard Performance Specification for Safety Covers and Labeling Requirement for All Covers for Swimming Pools, Spas and Hot Tubs.

SECTION 43.2 - DEFINITIONS

For the purpose of this Article certain terms, words and phrases are defined as follows:

Aboveground/On-Ground Pool. See definition of "swimming pool."

Approved safety pool cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

Barrier (enclosure) is a fence, wall, building wall or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

Exit Alarms means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building. Home security systems may substitute for exit alarms when designed and demonstrated as complying with Section 43.7.1 #5 Exception 2.

Grade is the underlying surface, such as earth or a walking surface.

Hot Tub. See definition of "spa, non self-contained" and "spa, self-contained."

In-Ground Pool. See definition of "swimming pool."

Public Swimming Pool means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.

Separation Fence is a barrier that separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

Spa, Non Self-Contained, is a hydro-massage pool or tub for recreational or therapeutic use, not located in health-care facilities, designed for immersion of users and usually have a filter, heater and a motor-driven blower. It may be installed indoors or outdoors, on the ground or on a supporting structure, or in the ground or in a supporting structure. A non self-contained spa is intended for recreational bathing and contains water over 18 inches deep.

Spa, Self-Contained, is a continuous-duty appliance in which all control, water-heating and water-circulating equipment is an integral part of the product, located entirely under the spa skirt. A self-contained spa is intended for recreational bathing and contains water over 18 inches deep.

Swimming Pool, is any structure intended for swimming or recreational bathing that contains water over 18 inches deep. This includes in-ground, aboveground and on-ground swimming pools, and fixed-in-place wading pools. The term "swimming pool," does not apply to plumbing fixtures such as bathtubs or hydro-therapy tubs; nor does it apply to man-made lakes, reservoirs or farm ponds used primarily for public park purposes, ornamentation, water conservation, irrigation, ground-water recharging basins, or watering of livestock. It shall apply to any water-filled excavation, lined or unlined, within three (3) feet of any structure or property line. (Public pools shall comply also with CCR Title 24).

Swimming Pool, Indoor, is a swimming pool that is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

Swimming Pool, Outdoor, is a swimming pool that is not an indoor pool.

SECTION 43.3. POOL DESIGN AND CONSTRUCTION

43.3.1 GENERAL. Pool design and construction shall be in accordance with accepted engineering practice, shall be in conformity with applicable provisions of the adopted building, electrical, plumbing, and mechanical codes, and shall be structurally suitable for the soil, topographic, and geologic conditions prevailing at the construction site.

43.3.2 EXPANSIVE SOIL DESIGN. Pools constructed below grade shall be designed on the assumption that their construction is to be in an area of moderately expansive soil having an expansion index of 51-90 and an equivalent fluid pressure of not less than 45 pounds per cubic foot (45 p.c.f.).

> **EXCEPTION:** Where tests indicate that soils at a pool site are non-expansive or have low expansion characteristics from the ground surface to the full depth of the pool, structural design may be based on an equivalent fluid pressure not less than 30 p.c.f.

In highly expansive soils having an expansion index of 91-130, pools shall be designed for not less than 60 p.c.f. equivalent fluid pressure.

In very highly expansive soils having an expansion index over 130, pool design shall be subject to special requirements based on a site investigation, soil testing, and engineering analysis by a registered civil engineer to determine appropriate design parameters for the site.

43.3.3 HYDROSTATIC UPLIFT. In areas of anticipated high water table or moderate to highly expansive soil an approved hydrostatic relief system or device shall be installed.

43.3.4 THERMAL PROTECTION FOR PLASTIC PIPING. Between the inlet of pool water heating equipment and any plastic water piping connected thereto, a check valve shall be installed to prevent thermal damage to such piping due to backflow.

> **EXCEPTION:** When rapid or high-rate filters are employed a check valve may be omitted.

Between the outlet of pool heating equipment and any plastic water piping connected thereto, not less than five feet of approved metal pipe shall be installed for the purpose of dissipating heat.

43.3.5 ENTRAPMENT AVOIDANCE. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or other such multiple suction outlets whether isolated by valves or otherwise shall be protected against user entrapment with grates or other approved protective devices which cannot be removed except with tools. The slots or openings in these covers shall be of such area, shape, and arrangement as to prevent bathers from being drawn thereto with such force as to constitute a safety hazard.

43.3.6 GRAB BARS. Wherever egress from a pool is restricted by the presence of a vertical wall or other barrier which extends more than 12" above the water surface at the pool edge, permanent continuous grab bars, handrails, or other approved equivalent devices shall be installed within 12 inches above the water surface. Such devices shall be capable of being securely grasped, and shall be adequate to support the weight of a user of the pool.

SECTION 43.4 – DECKS

43.4.1 GENERAL. A deck shall be provided around below-grade swimming pools except when special engineering design is furnished which indicates that such deck is not necessary for the purpose of maintaining the structural integrity of the pool and/or for controlling surface water and moisture content in the soil adjacent to the pool. Decks shall not be required for spas and hot tubs.

43.4.2 DECK DESIGN AND CONSTRUCTION. Required decks shall be constructed of concrete or other approved impervious material and shall be sloped to provide positive drainage away from the perimeter of the pool. Except as provided below, decks shall have a minimum width of four feet and shall be at least 3-1/2 inches in thickness. Reinforcement shall be #3 bars spaced not over 24 inches o.c. each way, or equivalent reinforcing.

Approved joints shall be provided in the deck at corners, at maximum 10-foot intervals, and wherever necessary in order to control cracking, to allow for differential movement, and to minimize damage to the deck from such movement should it occur.

Joints in decks and coping shall be made watertight with an approved permanent resilient sealant.

43.4.3 CUTOFF WALLS. At the outer perimeter of pool decks a cutoff wall of approved material shall be installed below-grade to a depth of at least 15 inches so as to form a permanent and effective vertical moisture barrier.

EXCEPTIONS:

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

43.4.4 PRE-SATURATION, HIGHLY EXPANSIVE SOILS. When the soil below a deck has an expansion index of 91 or greater it shall be saturated with water to a depth of at least 18 inches prior to installation of the deck.

43.4.5 DECK BONDING. When decks are to be installed, whether structurally required or not, the reinforcing installed therein shall be electrically bonded together with the pool shell reinforcing and metal parts of electrical equipment associated with the pool water recirculating system and with miscellaneous metal accessories, such as pool slides, diving boards and spring boards, in accordance with NEC Section 680-26 (C).

SECTION 43.5 – DRAINAGE AND DISPOSAL

43.5.1 SURFACE WATER. Surface water from pool decks shall be collected and conducted through non-erosive devices to a street, storm drain, or other approved watercourse or disposal area.

43.5.2 WASTE WATER. Pool waste water shall be disposed of in accordance with the requirements of the Environmental Health Officer.

43.5.3 DRYWELLS. Drywells shall not be employed for pool wastewater disposal except when specifically approved for the purpose and when it has been determined that such installation is not likely to have adverse effects on the structural stability of the pool or other structures on the site. The Building Official may require a percolation test, soils report, and/or geological report to make such a determination.

SECTION 43.6 – SPECIAL INSPECTION

43.6.1 Special inspection as required by IBC Table 1704.4, Item #6 shall be provided for pneumatically placed concrete (gunite) in swimming pools.

SECTION 43.7 – BARRIER REQUIREMENTS

43.7.1 OUTDOOR SWIMMING POOL. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:

1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the above ground pool structure. When barriers have horizontal members spaced less than 45 inches apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

2. Openings in the barrier shall not allow passage of a 1 3/4-inch diameter sphere.

   EXCEPTIONS:

   a. When vertical spacing between such openings is 45 inches or more, the opening size may be increased such that the passage of a 4-inch diameter sphere is not allowed.

   b. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches when the distance between the tops of horizontal members is 45 inches or more.

3. Chain link fences used as the barrier shall not be less than 11 gauge.

4. Access gates shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 60 inches (1524 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate barrier shall have no opening greater that ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

5. Where a wall of Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1, 2, 3 and 4 of Section 43.6.1 shall be provided.

   EXCEPTION: When approved by the Building Official, one of the following may be used:

   a. Self-closing and self-latching devices installed on all doors with direct access to the pool and the release mechanism located a minimum of 54 inches above the floor.

   b. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.

   c. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.

6. Where an above ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 though 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.

7. Outdoor Swimming Pools with an approved safety pool cover shall not be required to provide other barriers.

8. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth in Items 1 through 7, above, may be approved by the Building Official of the jurisdiction issuing the applicable building permit.

43.7.2 INDOOR SWIMMING POOL. For an indoor swimming pool, protection shall comply with the requirements of Section 43.6.1, Item 5.

43.7.3 SPAS AND HOT TUBS. For a non self-contained and self-contained spa or hot tub, protection shall comply with the requirements of Section 43.6.1.

EXCEPTION: Spas or hot tubs equipped with a listed safety cover shall be exempt from the requirements of Section 43.6.1.

CHAPTER 44
MOBILEHOMES AND COMMERCIAL COACHES

44.1. DEFINITIONS For the purposes of this Article the terms "mobile home," "commercial coach," "mobile home accessory structure," and "foundation system" shall have the meanings set forth in Title 25, California Code of Regulations, and shall also apply to "manufactured housing" and "factory-built housing".

44.2. SCOPE The provisions of this Article shall apply to mobile homes and commercial coaches installed outside mobile home parks in all locations where the County of Ventura is the primary enforcement authority for applicable provisions of the State Mobile home Parks Act, Subchapter 1 of Chapter 2, California Code of Regulations, Title 25.

44.3. INSTALLATION PERMIT REQUIRED No person, firm, or corporation shall install, occupy, or use a mobile home, mobile home accessory structure, or commercial coach or cause the same to be done without first obtaining an installation permit therefore. Said installation permit shall be issued subject to compliance with applicable laws and ordinances, including but not limited to:

1. Terms and conditions of a zoning clearance, including time limits established thereby.
2. Requirements for an approved foundation system.
3. Requirements for approved electrical, plumbing, and sewage disposal facilities.
4. Payment of installation permit fees in addition to fees for permits, services or clearances which may otherwise be required.

44.4. SPECIAL REQUIREMENTS, COMMERCIAL COACHES

44.4.1 ALLOWABLE AREA. The area of commercial coach units connected in multiple shall not exceed the allowable floor area for the occupancy housed therein and the Type of Construction, in accordance with Section 503 in the IBC.

44.4.2 LOCATION ON PROPERTY. Commercial coaches shall be positioned on a site with sufficient setback from property lines so as to comply with the requirements of Table 602 in the IBC for fire-resistive protection of exterior walls and openings without the necessity for altering the structure or finish materials of the exterior walls of the coach.

44.4.3 STAIRS AND EXITS. Stairs, ramps, handrails, guardrails, landings, and exits shall be provided for commercial coaches as specified in Chapter 10 in the IBC. Such coaches shall also conform to applicable standards of the State of California for making buildings accessible by physically handicapped persons.

44.4.4 SANITARY FACILITIES. Commercial coaches shall be provided with sanitary facilities in accordance with the requirements of this Code which are applicable to the particular occupancy housed therein. Sanitary facilities shall also conform to the applicable standards of the State of California for accessibility to physically handicapped persons.

44.5. REQUIREMENTS IN FIRE HAZARD SEVERITY ZONES The requirements of Chapter 7A in this Code shall be applicable to mobile homes, mobile home accessory structures, manufactured or factory-built housing, and commercial coaches installed within Fire Hazard Severity Zones areas.

44.6. SUBSTANDARD OR DANGEROUS MOBILEHOMES AND COMMERCIAL COACHES All mobile homes, commercial coaches, or portions thereof, whether permanently or temporarily installed, which are determined to be substandard or dangerous as defined in the Uniform Housing Code or the Dangerous Buildings Code as amended by this Code, are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with procedures specified in such codes.

44.7 – RECREATIONAL VEHICLES

44.7.1 DEFINITION

See Section 18010 of the State of California Health and Safety Code which reads as follows:

"Recreational vehicle" means either of the following:

(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

(1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.

(2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.

(3) It is built on a single chassis.

(4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

(b) A park trailer as defined in [Health and Safety Code] Section 18009.3

44.7.2 – ALLOWABLE USE

Recreational vehicles may only be used as "temporary dwellings during construction", provided all of the following requirements are met:

1. A building permit for new residential construction or major remodeling rendering the primary dwelling uninhabitable is in full force and effect and subject to Zoning Clearance conditions.
2. The Recreational Vehicle is connected to:
    a. An approved source of potable water
    b. An approved sewage disposal system, whether public or private
    c. An approved source of electrical power.

Recreational vehicles cannot be used as permanent dwellings or permanent accessory structures on private property, except as specifically allowed under California State law.

CHAPTER 45 - POST-DISASTER RECOVERY AND RECONSTRUCTION

SECTION 45.1 – POST-DISASTER SAFETY ASSESSMENT PLACARDS AND SECURITY

45.1.1 SCOPE. This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or man-made disaster. It further authorizes the Division of Building and Safety as well as authorized representatives, to post appropriate placards at each entry point to a building or structure upon completion of a safety assessment.

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

45.1.3 – DEFINITIONS.

45.1.3.1 BUILDING OFFICIAL shall be as defined in Article 3, Chapter 2, Section 202 of this Code.

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

45.1.4 PLACARDS. The following official placards shall be used to designate the condition of buildings or structures following a disaster.

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

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

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

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

45.1.4.6 REMOVAL OF PLACARDS. Once the placard has been attached to a building or structure, it shall not be removed, altered or covered until authorized by the Building Official.

45.1.5 VIOLATION. Any violation of Article 3, Chapter 45 of this Code is a misdemeanor and shall be subject to punishment according to the provisions of Article 2, Chapter 1, Section 114.

SECTION 45.2 – POST DISASTER ABATEMENT

45.2.1 INTENT. This chapter establishes abatement criteria for all buildings and structures damaged as a result of a disaster for which a local emergency has been declared by the Board of Supervisors.

45.2.2 APPLICATION OF PROVISIONS. The provisions of this chapter are applicable to all buildings and structures regulated by the County of Ventura.

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

45.2.3.1 EVENT shall mean any occurrence which results in the declaration of a disaster by the Board of Supervisors, including but not limited to, fires, landslides, wind storms, earthquakes, and floods.

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

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

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

45.2.4 ABATEMENT CRITERIA

45.2.4.1 NOTICE OF DETERMINATION. Except as provided in section 45.2.4.2 below, the Building Official shall serve a written Notice of Determination to each property owner as found on the latest available copy of the last equalized assessment roll. Said Notice of Determination shall be delivered by hand-delivery, telephone, telegram, facsimile or other reasonable means, and shall clearly indicate that the structure is an imminent hazard and dangerous and that, as such, it constitutes a public nuisance. The notice shall set forth those factors which, in the opinion of the Building Official, make the structure an imminent hazard and dangerous, and shall also include a directive from the Building Official of the specific action or actions to be taken by the property owner. The Notice shall specify that within forty-eight (48) hours from the time of issuance of the Notice of Determination, the owner or other party of record with an equitable or legal interest in said property shall abate the nuisance in accordance with the directives written in the Notice of Determination by the Building Official.

45.2.4.2 NOTICE OF DETERMINATION EXCEPTION. No prior notice shall be required, when the Building Official, after considering all the facts, determines, in writing, that the structure is an imminent hazard and dangerous, and that it must be abated immediately and that time and circumstances do not permit the giving of prior notice to the owner. In those cases where time and circumstances do not permit the County to give the owner notice prior to abatement, the Building Official may cause the nuisance to be abated by the County with County resources or County contractors.

45.2.4.3 APPEAL OF NOTICE OF DETERMINATION. A Notice of Determination delivered by the Building Official, that a building or structure is an imminent hazard and

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

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

45.2.4.4 GENERAL BOARD OF APPEALS HEARING. At the hearing, the appellant shall have the right to call witnesses, submit evidence and to cross-examine the witnesses, submit evidence and to cross-examine the witnesses of the County. All witnesses shall be sworn.

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

At the close of this hearing, the General Board of Appeals shall act to either uphold, overrule or modify the determination and order of the Building Official. The determination and order of the Building Official shall be upheld, unless the Board of Appeals finds, based upon the evidence in the record, that the Building Official erred in determining that the structure is an imminent hazard and dangerous. The decision of the Board of Appeals, with the reasons therefore, may be given orally on the record. If given orally, the decision shall be memorialized in writing and served upon the applicant within twenty-four (24) hours of the time the oral decision is rendered.

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

45.2.4.5 HAZARD ABATEMENT PLAN. If a Hazard Abatement Plan is approved by the Building Official, the owner or other interested party of record shall execute such plan within twenty-four (24) hours of obtaining approval of the plan from the Building Official, or his designee. Within twenty-four (24) hours of completion of the abatement work the owner or other interested party of record shall provide the Building Official with a written certification that the public nuisance, as described in the Building Official's Notice of Determination, has been abated. If the work performed pursuant to the Hazard Abatement Plan amounts to temporary abatement, the owner or other party of record, prior to proceeding with permanent repairs, shall obtain required permits and file a damage assessment report with the Building Official. The damage assessment report shall be reviewed and approved by the Building Official prior to proceeding with permanent repairs.

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

45.2.4.7 PUBLIC NUISANCE. All structures or portions thereof which, after inspection by the Building Official, are determined to be an imminent hazard and dangerous, either to the public, occupants of the subject structure, or to any adjacent structures, are hereby declared to be public nuisances and shall be abated by the owner in accordance with the procedures specified in sections 45.2.4.4 and 45.2.4.5.

45.2.4.8 SUSPENSION OF ABATEMENT OF WORK. Notwithstanding any provisions herein to the contrary, the Building Official is authorized to suspend abatement work by the County, or the County's contractors, and to allow the property owner or other party of legal interest to complete the abatement work.

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

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

45.2.5 HAZARD ABATEMENT OF HISTORIC BUILDINGS OR STRUCTURES.

45.2.5.1 NOTIFICATION OF IMMINENT HAZARD. Within 10 days after the event, the Building Official shall notify the State Historic Preservation Officer that one of the following actions will be taken regarding any historic building or structure determined by the Building Official to represent an imminent hazard to the health or safety of the public, or to pose an imminent threat to the public right of way:

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

45.2.5.1.2 CONDEMNATION. Whenever bracing or shoring is determined to be an unreasonable alternative, the Building Official may cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition may be performed in the interest of public health or safety without a condemnation hearing as required by the Uniform Code for the Abatement of Dangerous Buildings as adopted by reference in Article 1, Chapter 7, and as amended by Article 8 of this Code.

45.2.5.2 CONDEMNATION PROCEEDINGS. If, ten (10) days after the event and less than 30 days after the event, an historic building or structure is determined by the Building Official to represent a hazard to the health or safety of the public or to pose a threat to the public right of way, the Building Official may initiate condemnation proceedings in accordance with the Uniform Code for the Abatement of Dangerous Buildings as adopted by reference in Article 1, Chapter 7, and as amended by Article 8 of this Code. The Building Official may also notify the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1966, as amended, of its intent to hold a condemnation hearing.

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

SECTION 45.3 – DISASTER REPAIR AND RECONSTRUCTION

45.3.1 INTENT. This Chapter establishes standards and regulations for the expeditious repair and reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared by the Board of Supervisors.

45.3.2 APPLICATION OF PROVISIONS.

45.3.2.1 DECLARATION OF EMERGENCY. The provisions of this chapter are applicable to all buildings and structures regulated by the County of Ventura following each disaster after a local emergency has been declared by the Board of Supervisors.

45.3.2.2 WAIVER FOR ENGINEERING EVALUATION. The requirements of this chapter may be waived by the Building Official subject to an Engineering Evaluation as defined in Section 45.3.3.4.

45.3.3 DEFINITIONS. For the purpose of this chapter, the following definitions apply:

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

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

45.3.3.3 CURRENT CODE shall mean those codes listed in Article 1, Section 101.1 of this Code as adopted by the County of Ventura in accordance with operation of law pursuant to Section 18941.5 of the State of California Health and Safety Code. The edition to be applied shall be that edition in effect at the time of the declaration of a local emergency by the Board of Supervisors, County of Ventura.

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

45.3.3.5 ESSENTIAL SERVICE FACILITY shall mean those buildings or structures designated by the County of Ventura to house facilities necessary for emergency operations subsequent to a disaster.

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

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

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

45.3.3.9 BUILDING OFFICIAL shall be as defined in Article 3, Chapter 2, Section 202 of this Code.

45.3.4 REPAIR CRITERIA

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

45.3.4.2 UP TO TEN PERCENT REPAIR VALUE. When the estimated value of repair does not exceed ten percent (10%) of the replacement value of the structure, the damaged portion may be restored to the pre-disaster condition; except that when the damaged elements include suspended ceiling systems, the ceiling system shall be repaired with all bracing required by current code.

45.3.4.3 UP TO FIFTY PERCENT REPAIR VALUE. When the estimated value of repair is greater than ten percent (10%) but less than fifty percent (50%) of the replacement value of the structure, the damaged elements shall be repaired and/or brought into conformance with the structural requirements of the current code.

45.3.4.4 MORE THAN FIFTY PERCENT REPAIR VALUE. When the estimated value of repair is fifty percent (50%) or more of the replacement value of the structure, the entire structure shall be brought into conformance with the fire and life safety and structural requirements of the current code. Buildings and structures located in a Flood Hazard Area which are found to be Substantially Damaged shall comply with Section 1612, or R322, as appropriate.

45.3.4.5 CHIMNEY VALUE EXCLUSION. In group R, Division 3 occupancies, the repair value of damaged chimneys may be excluded from the computation of percentage of replacement value. Damaged chimneys shall be repaired in accordance with Section 45.3.5.

45.3.5 REPAIR CRITERIA FOR FIREPLACES AND CHIMNEYS.

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

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

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

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

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

45.3.5.6 ENGINEERED ALTERNATE SOLUTIONS. Where existing conditions preclude the installation of all anchorage required by Chapter 21 of the IBC, alternate systems may be used in

accordance with the alternate methods and materials provisions of the IBC when approved by the Building Official.

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

45.3.6 REPAIR CRITERIA FOR HISTORIC BUILDINGS OR STRUCTURES.

45.3.6.1 ENGINEERING EVALUATION REQUIRED. Buildings or structures which are included on a national, state, or local register for historic places or which are qualifying structures within a recognized historic district, which have been damaged as a result of a disaster, shall have an Engineering Evaluation performed.

45.3.6.2 MINIMUM REPAIR CRITERIA. The minimum criteria for repair shall be as included in Section 45.3.4 Repair Criteria with due consideration given to the historical rating and nature of the structures. Additional standards and criteria, as noted in Part 8, Title 24, California Code of Regulations shall apply.

45.3.7 REPAIR CRITERIA FOR UNREINFORCED MASONRY BUILDINGS AND STRUCTURES.

45.3.7.1 GENERAL. All damaged buildings determined to be bearing wall buildings constructed of unreinforced masonry shall be repaired and strengthened to fully comply with the requirements of the California Existing Building Code as adopted by the County of Ventura.

APPENDIX C
AGRICULTURAL BUILDINGS

SECTION C102 - CONSTRUCTION, HEIGHT AND ALLOWABLE AREA

C102.1 GENERAL. Buildings classified as Group U Agricultural shall not exceed the area or height limits specified in Table C102.1

C102.2 SPECIAL PROVISIONS FOR AGRICULTURAL BUILDINGS. The area of a Group U Occupancy in a one-story Agricultural building shall not be limited if the building is entirely surrounded and adjoined by public ways or yards not less than 60 feet (18,288 mm) in width, regardless of the type of construction.

> **EXCEPTION:** The area of a one-story Group U Agricultural Building which is used elusively for growing flowers, plants, fruits, vegetables, shrubs, trees, or similar horticultural products (horticultural structure) shall not be limited if the setback from all property lines to the building is not less than twenty (20) feet and if such setback area is maintained open and accessible for firefighting purposes. In no case shall the distance from property lines be less than that required by zoning regulations. The maximum travel distance to an exit may be increased by 100 feet if the building or structure is provided with an approved fire sprinkler system.

The area of a two-story Group U Occupancy shall not be limited if the building is entirely surrounded and adjoined by public ways or yards not less than 60 feet (18,288 mm) in width and is provided with an approved automatic fire-extinguishing system throughout

Buildings using plastics shall comply with Type V-B construction. Plastics shall be approved plastics as defined in Chapter 2 and regulated by Chapter 26.

> **EXCEPTIONS:**
> 1. When used as skylights or roofs, the areas of plastic skylights shall not be limited.
> 2. Except where designs must consider snow loads, plastics less than 20 mil (0.51 mm) thick may be used without regard to structural considerations. The structural frame of the building, however, shall comply.

Refer to Section 106.1.1 in this Code for permit exceptions which apply to specified agricultural buildings.

VENTURA COUNTY BUILDING CODE
APPENDIX J GRADING

SECTION J101 – GENERAL

J101.1 GENERAL. All grading must be executed in accordance with the provisions of this code unless specifically amended herein; and all references in this appendix apply to this code except where noted.

For the purposes of this appendix, the term "Building Official" shall mean the Director of Public Works, as defined in Article 3, Section 202 of this code.

J101.2 SCOPE AND PURPOSE. The provisions of this appendix set forth the rules and regulations to control excavation, grading and earthwork construction, including fills and embankments and the control of grading site runoff, including erosion sediments and construction-related pollutants; establishes the administrative procedure for the issuance of permits related to grading; and provides for approval of plans and inspection of grading construction. The purpose of this Appendix is to safeguard life, limb, property, and the public welfare by regulating grading on private and public property in the unincorporated areas of Ventura County.

J101.3 SPECIAL FLOOD HAZARD AREAS. A floodplain permit or floodplain clearance is required for all grading work within a special flood hazard area as defined in the Ventura County Floodplain Management Ordinance and any amendments thereto. A separate watercourse encroachment permit may be required from the Ventura County Watershed Protection District for any grading work within their jurisdictional channels.

In special flood hazard areas established by the Ventura County Floodplain Management Ordinance and referenced in Section 1612.3, grading and/or fill shall not be approved unless such fill is placed, compacted and sloped to minimize shifting, slumping and erosion during the rise and fall of flood water and, as applicable, wave action and that the registered design professional can demonstrate through hydrologic and hydraulic analyses that the proposed grading or fill, or both will not result in any increase in the one percent annual chance flood elevation. In special flood hazard areas subject to high-velocity wave action such as in the coastal communities, grading and/or fill shall not be approved unless such fill is conducted and/or placed to avoid diversion of water and waves toward any building or structure.

J101.4 GENERAL HAZARDS. Whenever the Building Official determines that any existing manmade excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage course, the Building Official may give written notice thereof to the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property. Upon receipt of notice, the owner or another person or agent in control of the property shall repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this code, within the period specified in said notice.

J101.5 SAFETY PRECAUTIONS. If at any stage of the work the Building Official determines by inspection that further grading as approved is likely to endanger any public or private property or result in the deposition of debris on any public way or interfere with an existing drainage course, the Building Official may order the work stopped by notice in writing served on any persons engaged in doing or causing such work to be done, and any such person shall immediately stop such work. The Building Official may authorize the work to proceed if the Building Official finds adequate safety precautions can be taken or corrective measures incorporated in the work to avoid likelihood of such danger, deposition or interference.

If the grading work as done has created or resulted in a hazardous condition, the Building Official shall give written notice requiring correction thereof as specified in Section J101.4 of this code.

J101.6 PROTECTION OF UTILITIES. The permittee and owner of any property on which grading is performed shall be responsible for the prevention of damage to any public utilities, public services, or private services.

J101.7 PROTECTION OF ADJACENT PROPERTY. The permittee and owner of the property on which grading has been performed shall be responsible for the prevention of damage to adjacent property, including public and private streets, and no person shall excavate on land sufficiently close to the property line to endanger any adjoining public or private street, sidewalk, alley, or other public or private property without taking adequate measures to support and protect such property from settling, cracking or other damage that might result. Any person performing any grading that involves imported or exported materials shall take special precautions, as approved by the Building Official, to prevent materials from being deposited on the adjacent public way and/or drainage courses.

J101.7.1 DOCUMENTATION OF EXISTING CONDITIONS PRIOR TO GRADING. Prior to the issuance of a grading permit, the permittee and owner of the property on which grading is proposed, shall provide the Building Official with representative photographs of all property lines and private or public streets adjacent to the proposed grading site. The purpose of the photo documentation is to establish the condition of adjacent property to avoid claims for damage to the adjacent property during construction of the site. Said photos of the adjacent public or private street shall include enough detail, for a distance of one block on each side of the property (approximately 400 feet or to the nearest intersection) to exhibit the existing conditions of street pavement, sidewalks, curb and gutter, driveways, shoulder parking areas, mail boxes, above grade utility services, gates, fences, walls, street trees, parkways, vault covers and survey monument wells, landscaping and irrigation, and catch basins/inlets. Said photos of the property lines shall be representative of the setback areas on both sides of the property lines and include fences, walls, landscaping and irrigation, natural features, driveways, buildings, and drainage devices. Photos shall be submitted to the Building Official on a CD Rom or DVD, in a ".jpg or .bmp" or equivalent digital file format, and include adequate description and direction to identify the location of said photos.

J101.8 STORM WATER CONTROL MEASURES. The permittee and owner of any property on which the grading is performed shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public or private property from damage by erosion, flooding, and deposition of mud, debris, and construction-related pollutants originating from the site during grading and related construction activities.

J101.9 MAINTENANCE OF PROTECTIVE DEVICES AND RODENT CONTROL. The permittee and owner of any property on which grading has been performed pursuant to a permit issued under the provisions of this code, or any other person or agent in control of such property, shall: implement a program of eradication to control burrowing rodents if recommended by project Field Engineer and maintain in good condition and repair all drainage structures and other protective devices.

J101.10. CONDITIONS OF APPROVAL. In granting any permit under this code, the Building Official may include such conditions as may be reasonably necessary to prevent creation of a nuisance or hazard to public or private property. Such conditions may include, but shall not be limited to:

1. Improvement of any existing grading to comply with the standards of this code.

2. Requirements for fencing of excavations or fills that would otherwise be hazardous.

SECTION J102 - DEFINITIONS

J102.1 DEFINITIONS. For the purposes of this appendix, the terms, phrases and words listed in this section and their derivatives shall have the indicated meanings.

AGRICULTURAL GRADING. Grading to enhance or conduct farming, including animal husbandry and the production and management of crops (including aquatic crops) for food, fiber, fuel and ornament as defined in

Section 8102-0 of the Ventura County Non-Coastal Zoning Ordinance. Agricultural grading does not include grading for buildings, barns, equestrian facilities, permanent structures with a foundation, and parking lots.

APPROVAL. When the proposed work or completed work conforms to this appendix, as determined by and to the satisfaction of the Building Official.

AVERAGE NATURAL SLOPE DETERMINATION. Slope is the ratio of the vertical distance to the horizontal distance, or the elevation change in feet divided by the distance in feet. The percent slope of a development area (ie, the entire contiguous area that will be disturbed by the land clearing, grading, or other earthmoving activities) is the natural slope of the existing terrain and not the finished or proposed percent slope resulting from the project. The average natural slope, in percent, for a given area is the product of the selected contour interval and the sum of the length of each selected contour interval divided by the area in square feet and is shown in formula: $S=(I \times L \times 100) / (A \times 43{,}560)$, where:

S = Average existing land slope, in percent.
I = Interval, in feet, of the topographic map contour lines.
L = The sum, in feet, of the length of the contour lines, at the selected contour interval "I".
A = The total area, in acres, of the parcel (or total development site).

The cross section of the selected contour shall be representative of the property and drawn perpendicular to the contours of the proposed disturbed area using a site plan with a contour interval not to exceed five feet at a scale of 1 inch = 100 feet or better.

AS–BUILT. A record drawing of the completed work as to line and grade.

BEDROCK. The relatively solid, undisturbed rock in place either at the ground surface or beneath superficial deposits of alluvium, colluvium and/or soil.

BENCH. A relatively level step excavated into earth material on which fill is to be placed.

BEST MANAGEMENT PRACTICE (BMP). A stormwater pollution mitigation measure that is required to be employed in order to comply with the requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollution Discharge Elimination System (NPDES) Permit (See Section J112 of this code).

BORROW. Earth material acquired from an adjacent area within the property boundary for use in grading.

BUILDING OFFICIAL. See Section 202 of this code.

CIVIL ENGINEER. A professional engineer registered in the State of California to practice in the field of Civil Engineering.

CIVIL ENGINEERING. The application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design, and construction of civil works.

COMPACTION. The densification of a fill by mechanical means.

CUT. See "Excavation."
DESIGN ENGINEER. The Civil Engineer responsible for the preparation of the grading plans for the site grading work.

DESIGNATED WATERWAY. A watercourse that is identified as one or more of the following: a Redline jurisdictional channel as defined by the Ventura County Watershed Protection District; a blueline stream as shown on a USGS Quad Map; or a regulated floodway as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps for Ventura County.

DESIGNATED WETLAND. A wetland identified by an Environmental Impact Report or a wetland habitat, not including those within man-made structures, as identified on the latest National Wetlands Inventory Maps on file with the Resource Management Agency.

DESILTING BASINS. Physical structures, constructed for the removal of sediments from surface water runoff.

DISCRETIONARY GRADING PERMIT. Grading permits that are subject to the Permits Streamlining Act and exceeds thresholds provided herein in Section J103.3.

DOWN DRAIN. A device for collecting water from a swale or ditch located on or above a slope, and safely delivering it to an approved drainage facility.

DRAINAGE COURSE. The natural or manmade path that runoff will follow through a property or parcel of land.

EARTH MATERIAL. Any rock, natural soil or unconsolidated material above bedrock or mixture thereof.

ENGINEERING GEOLOGIST. Is a certified Engineering Geologist duly licensed by the State of California who applies the geological sciences to engineering practice for the purpose of assuring that the geological features affecting the location, design, construction, operation and maintenance of engineering works are recognized and adequately addressed.

ENGINEERING GEOLOGY. The application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION. The wearing away of the ground surface as a result of the movement of wind, water, or ice.

EXCAVATION. The removal of earth material by artificial means, also referred to as a cut.

EXPORT. The removal of excess graded materials from the property.

FIELD ENGINEER. The Civil Engineer responsible for performing the functions as set forth in Section J106.3.

FILL. Deposition of earth materials by artificial means.

GEOTECHNICAL ENGINEER. See "Soils Engineer."

GEOTECHNICAL HAZARD. An adverse condition due to landslide, settlement, and/or slippage. These hazards include but are not limited to loose debris, slopewash, and mud flows from natural or graded slopes.

GRADE. The vertical location of the ground surface.

GRADE, EXISTING. The grade prior to grading.

GRADE, FINAL. See Section J106.7.

GRADE, FINISHED. The grade of the site at the conclusion of all grading efforts.

GRADE, INITIAL. See Section J106.7.

GRADE, ROUGH. See Section J106.7.

GRADING. An excavation or fill or combination thereof.

HILLSIDE EROSION CONTROL ORDINANCE. A Ventura County Ordinance (Ord. Nos. 3539 and 3683) that regulates agriculture grading in critical erosion areas. This ordinance is administered by the Ventura County Resource Conservation District and requires property owners who desire to perform agricultural grading to enter

into a cooperative agreement with the Resource Conservation District and prepare a Hillside Erosion Control Plan before any grading is commenced.

IMPORT. Earth material acquired from outside the property boundaries for use in grading on a site.

ISOLATED, SELF-CONTAINED AREA. That portion of a parcel of land or of contiguous parcels of land under single ownership which meets any one of the following three criteria:

1. The portion is used for growing crops or raising livestock for sale, but not for building sites or for the construction of earthfills which will impound water to a depth of more than 5 feet.
2. The portion contains water impounding structures , that are bermed or diked no higher than five feet above natural grade, constructed under the direct control of the U.S. Department of Agriculture, Natural Resources Soil Conservation Service.
3. The portion contains oilfield operations, involving the exploration for or the development or production of oil, which are established under an existing land use entitlement and all of the following criteria are met:

   (a) The portion is not visible from a publicly maintained street, road or highway within 1.0 horizontal mile of such portion;
   (b) The portion is not visible from a private residence located within 1.0 horizontal mile of such portion unless the owner and the tenant or such residence have signed a written waiver of this criterion; and
   (c) The portion is so located and configured that grading thereon cannot cause a significant increase in the volume of silt or debris deposited on downstream property owned by any person other than the owner of the portion.

KEY. A compacted fill placed in a trench excavated in earth material generally constructed at the toe of a slope. Also known as a "keyway."

LANDSCAPE ARCHITECT. A person who holds a certificate to practice landscape architecture in the State of California under the applicable landscape architecture provisions of Division 3, Chapter 3.5 of the Business and Professions Code.

LINE. The horizontal location of the ground surface.

MINISTERIAL GRADING PERMIT. Grading permits that are not subject to the time limits established under the Permits Streamlining Act and do not exceed certain thresholds. These permits require no special discretion or judgment in whether or how the project should be carried out. The grading permit is not subject to the provisions of the California Environmental Quality Act.

PERMITTEE. The property owner or property owner's authorized agent. See Section J106.6.

PRIVATE SEWAGE DISPOSAL SYSTEM. A septic tank with effluent discharging into a subsurface disposal field, into one or more seepage pits or into a combination of subsurface disposal field and seepage pit or of such other facilities as may be permitted by the Resource Management Agency Environmental Health Division.

PROJECT CONSULTANTS. The professional consultants required by this code which may consist of the design engineer, field engineer, soils engineer, engineering geologist, and landscape architect as applicable to this appendix.

PROFESSIONAL INSPECTION. The inspection required by this code to be performed by the Project Consultants. Such inspections shall be sufficient to form an opinion relating to the conduct of the work.
PUBLIC WORKS AGENCY. The Public Works Agency, County of Ventura.

RAINY SEASON. That period of time when rainfall is likely to occur and is defined within the months and dates as shown in the **current** Ventura Countywide Stormwater Quality Management Program, National Pollution Discharge Elimination System (NPDES) Permit.

RETAINING WALL. A wall-type structure that is built to restrain a vertical or near vertical face mass of earth. The earth behind the wall may be a natural embankment or backfill material placed adjacent to the retaining wall.

RESOURCE MANAGEMENT AGENCY. The Resource Management Agency, County of Ventura.

SITE. A lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE. A stretch of ground forming a natural or artificial inclined ground surface, between two level areas, and is expressed as a ratio of horizontal distance to vertical distance. The overall slope height does not include in its height calculation any portion of slope supported by retaining walls or any portions less than 5:1 in gradient. A level area can be a road, but not a terrace drain.

SOIL. Naturally occurring superficial deposits.

SOILS ENGINEER (GEOTECHNICAL ENGINEER). A Civil Engineer experienced and knowledgeable in the practice of soils engineering.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING). The application of the principals of soils mechanics in the investigation, evaluation, and design of civil works involving the use of earth materials and the inspection or testing of construction thereof.

SOIL TESTING AGENCY. An agency regularly engaged in the testing of soils and rock under the direction of a professional engineer experienced in soil testing.

STORM DRAIN SYSTEM. A conveyance or system of conveyances, including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, pipes, and man-made channels, designed or used for collecting and conveying storm water.

STORM WATER POLLUTION CONTROL PLAN (SWPCP). A site drawing with details, notes, and related documents that identify the measures proposed by the permittee or property owner, during construction of the site that incorporates Best Management Practices (BMPs) to effectively control erosion, sediment loss, and prohibits the discharge of pollutants from the construction site area. SWPCPs are required on projects less than one acre of disturbed area.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A site drawing with details, notes, and related documents that identify the measures proposed by the permittee or property owner to (1) control erosion and prevent sediment and construction-related pollutants from being carried offsite by stormwater, and (2) prevent non-stormwater discharges from entering the storm drain system. A SWPPP shall be prepared and

implemented in accordance with the Ventura Countywide Stormwater Quality Management Program, National Pollution Discharge Elimination System (NPDES) Permit.

SURFACE DRAINAGE. Flows over the ground surface.

TERRACE. A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

TEMPORARY STOCKPILE. The creation of a mound of earth with side slopes of 3 units horizontal to 1 unit vertical (33% slope) or flatter, for a period not exceeding 180 calendar days, and not to exceed eight feet in height that will be removed or protected prior to the rainy season.

TRUCK ROUNDTRIP. One truck roundtrip is counted as a heavy axle wheeled vehicle, single or tandem, entering and leaving the project site as part of the permitted grading with a load of earth materials or road base materials.

SECTION J103 - PERMITS REQUIRED

J103.1 PERMITS REQUIRED. Except as specified in Section J103.2, no grading shall be performed without first having obtained a grading permit from the Building Official.

J103.2 EXEMPTED WORK. A grading permit shall not be required for the following:

1. When approved by the Building Official, grading in an isolated, self-contained area for agricultural grading or oil field grading, provided there is no danger to the public or public property, and that such grading will not adversely affect adjoining properties. The Building Official will require the owner of the property to have a plan prepared showing the location of the grading in accordance with Sections J105.1, J105.2, and J105.3. A written agricultural grading/oil field grading exemption will be issued that may require the property owner to provide adequate sediment and erosion control in accordance with Section J111 and J112, and provide for limited site inspections by the property owner's engineering consultants who prepared the plans and reports. A flat fee will be charged by the Building Official to review and approve this type of grading exemption in accordance with the adopted fee schedule approved by the Board of Supervisors. The property owner shall obtain letters from his/her engineering consultants that states that the owner performed the grading in accordance with their plans, specifications, and recommendations at the conclusion of the project and forward said letters to the Building Official for record keeping. The written agricultural grading/oil field grading exemption shall have a time limit not to exceed 24 months from the date of issuance by the Building Official. The agricultural grading/oil field grading exemption does not apply to projects which otherwise would require a discretionary grading permit.

2. Excavation for construction of a structure and authorized by a valid building permit provided the excavation is limited to the removal of soil for the footprint of the structure plus a distance of five feet measured horizontally from any footprint edge for construction of footings, caissons, piles, foundation systems, retaining walls, or a pool. This shall not exempt any fill in excess of 50 cubic yards made with the material from such excavation at or below the natural grade unless approved by the Building Official.

3. Cemetery graves.

4. Refuse disposal sites complying with Public Resources Code Section 40000, et. seq., as determined by the Local Enforcement Agency or controlled by other regulations.

5. Excavations for wells, tunnels, or trenches for public utilities. Private utility trenches shall be exempt unless the trench is for a private storm drain conduit or private utility conduit that exceeds 18-inches in diameter and the trench excavation exceeds 50 cubic yards.

6. Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, as administered by the Resource Management Agency, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.

7. Exploratory excavations under the direction of a Soils Engineer or Engineering Geologists. This shall not exempt grading of access roads or pads created for exploratory excavations. Exploratory excavations must not create a hazardous condition to adjacent properties or the public in accordance with Section J101.4. Exploratory excavations must be restored to existing conditions, unless approved by the Building Official. On deep exploratory excavations that exceed fifteen feet in depth, the responsible Soils Engineer or Engineering Geologist shall submit to the Building Official a compaction report demonstrating that the exploratory excavation was compacted so as not to create a hazard or a nuisance. The compaction report shall be filed with the Building Official within ten business days of completion of the work. Exploratory excavations that will be greater than 50 feet in depth may require a permit from the County of Ventura Watershed Protection District.

8. An excavation that complies with one of the following conditions (See Figure J103.2): (1) is less than 2 feet in depth and does not exceed 50 cubic yards, or (2) does not create a cut slope greater than 5 feet measured vertically upward from the cut surface to the surface of the natural grade and is not steeper than 2 units horizontal to 1 unit vertical (50 percent slope) and does not exceed 50 cubic yards.

9. The cumulative placement of fill on any one lot that does not obstruct a drainage course and complies with one of the following conditions (See Figure J103.2): (1) is less than 1 foot in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope) and does not exceed one acre in size or 1000 cubic yards; or (2) is less than 3 feet in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 50 cubic yards, not intended to support structures, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope); or (3) is less than 5 feet in depth at its deepest point measured vertically upward from natural grade to the surface of the fill, does not exceed 20 cubic yards, not intended to support a structure, and creates a fill slope no steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

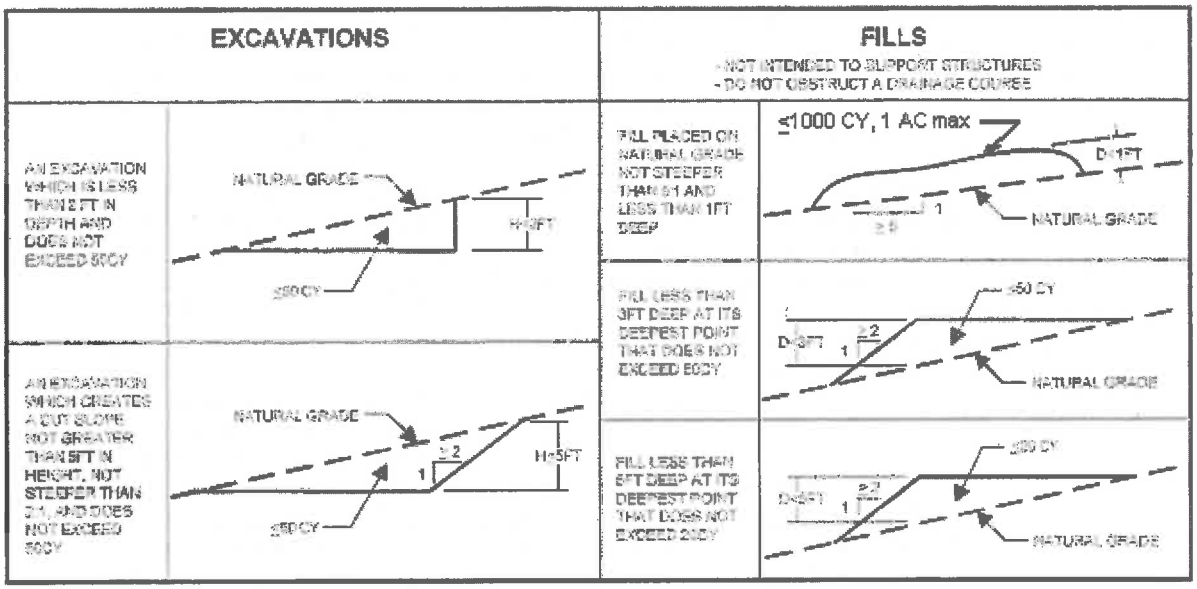


FIGURE J103.2

10. Grading to support irrigated agricultural production under an approved hillside erosion control plan by the Ventura County Resource Conservation District (VCRCD) in compliance with the Hillside Erosion Control Ordinance (HECO). Should the VCRCD exempt or deny a property owner from the requirements of the Hillside Erosion Control Ordinance, the property owner is required to obtain a grading permit or a formal grading permit exemption from the Building Official.

11. When approved by the Building Official, sand and gravel backfill behind retaining walls.

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

J103.3 MINISTERIAL PERMITS. The issuance or denial of a grading permit pursuant to this Code is a ministerial act for the purposes of Section 21080, subdivision (b) (1), of the Public Resources Code except in the following six cases:

1. Where the average natural slope within the area to be graded exceeds 10% and the amount of excavation or fill exceeds 10,000 cubic yards;
2. Where the average natural slope within the area to be graded exceeds 35% and the amount of excavation of fill exceeds 1,000 cubic yards;
3. Where the proposed graded slopes exceed 40 feet in vertical height;
4. Where the proposed grading is within a designated waterway or designated wetland.
5. Where the proposed grading is within an area officially designated by the County as a Sensitive Ecological, Archaeological, Scenic, or Biologically Sensitive Area; or
6. Where the total truck roundtrips per calendar day for the grading operation exceeds 10 roundtrips or the cumulative total number of truck trips exceeds 50 truck trips per calendar week. The Building Official, as a ministerial act, may allow more than 10 truck roundtrips per day provided the truck traffic is scheduled to minimize impacts to the public or private streets.

In each of the six cases listed above, the issuance or denial of a grading permit is discretionary for the purposes of Section 21080, subdivision (a), of the Public Resources Code except in the following three cases in which such issuance or denial is a ministerial act:

1. Where the grading permit is required by a condition imposed upon a discretionary entitlement previously approved by the County of Ventura and the effects of the grading for which the grading permit is required were addressed in an environmental document prepared and certified with respect to that previously approved entitlement;

2. The grading is related to oilfield operations, involving exploration, development or production of oil, and all of the following conditions are satisfied; (a) The grading will be restricted to an area on which such oilfield operations may lawfully take place pursuant to an existing use permit for such operations issued by the County; (b) the proposed graded slopes will be less than 40 feet in vertical height; (c) before the grading commences, grading bonds are submitted to the Building Official guaranteeing all erosion control facilities, slope planting and slope maintenance necessary to meet then existing County standards; and (d) within 60 days of completion of the grading, all slopes created or modified are hydromulched with a native plant and an irrigation method sufficient to ensure establishment of such plants.

3. The grading is related to oilfield operations, involving the exploration, development or production of oil, and is limited to one or more of the following: (a) routine maintenance or repair of existing drill sites or existing roads which does not materially alter the location, size or configuration of the original sites or roads; (b) routine dredging of waste materials

for which a permit has been issued by the Environmental Health Division of Ventura County Resource Management Agency; (c) maintenance of existing oilfield facilities.

J103.4 DISCRETIONARY GRADING PERMIT. The issuance or denial of a discretionary grading permit pursuant to this Code is a discretionary act for the purposes of Section 21080, subdivision (a) of the Public Resources Code when the proposed grading is not for an exempted project as described in Section J103 or does not meet any one of the criteria described in Section J103.2, or cannot be determined as ministerial by the Building Official. A discretionary grading permit shall become operative on the 15th calendar day after its issuance or, in the case of an appeal, on the date the Board of Supervisors issues its decision upholding or ordering issuance. The discretionary grading permit will require the preparation of engineered grading plans as described in Section J105.2.2.

J103.5 DISCRETIONARY GRADING PERMIT REVIEW. The only discretionary powers to be exercised in conjunction with the issuance or denial of discretionary grading permit shall be exercised by the Building Official, or by the Board of Supervisors on appeal. Those discretionary powers shall be limited to all of those discretionary powers, (i) to issue the permit subject to conditions or changes in the project needed to mitigate significant environmental effects which would otherwise result from the grading, (ii) to deny the permit in order to avoid such effects, or (iii) to issue the permit despite such effects, as are conferred upon the lead agency by the California Environmental Quality Act (Section 21000 et seq. of the Public Resources Code) and are generally described in Section 15040 through 15043 of the State CEQA Guidelines (Section 15000 et seq. of Title 14 of the California Administrative Code).

J103.6 DISCRETIONARY GRADING PERMIT HEARING. With respect to a discretionary grading permit, the Building Official shall issue or deny the permit only after holding a public hearing, considering the applicable environmental document, and, if appropriate, certifying that such document has been prepared in compliance with the California Environmental Quality Act. The Building Official shall give at least 15 days written notice of such hearing to the applicant for the permit and to any owner of real property in the vicinity of the proposed grading whose property interest might be substantially affected by issuance or denial of the permit. The notice shall specify the time, date and place of the hearing, shall give a general description of the grading to which the permit application pertains, shall give a general description of the property on which the grading would occur, and shall state that any interested person will be given an opportunity to present relevant evidence at the hearing. The hearing shall be limited to, and any decision of the Building Official shall be based upon, the environmental issues with respect to which the Building Official has been granted discretion by this section.

J103.7 DISCRETIONARY GRADING PERMIT APPEAL. Any interested person may appeal the issuance or denial of a discretionary grading permit by filing with the Building Official the appeal fee prescribed by the Board of Supervisors together with a notice of appeal on a form satisfactory to the Building Official within 10 days after the issuance or denial. The hearing on appeal shall be noticed and conducted by the Board of Supervisors in the same manner as the original hearing before the Building Official, except that the notice shall also be given to the appellant. The decision of the Board of Supervisors on appeal shall be issued in writing after the hearing on appeal and shall be final and conclusive when issued. A copy of the decision shall be served upon the applicant for the permit and upon the appellant. If the decision is to order the issuance of a grading permit previously denied or to modify a grading permit previously issued by the Building Official, the written order shall constitute the permit and shall include appropriate conditions.

A ministerial grading permit shall be operative immediately upon issuance. A discretionary grading permit shall become operative on the 15th calendar day after its issuance or, in the case of an appeal, on the date the Board of Supervisors issues its decision upholding or ordering issuance.

SECTION J104 - GRADING PERMIT REQUIREMENTS

J104.1 GRADING DESIGNATION. All grading in excess of 500 cubic yards shall be performed in accordance with the approved grading plan prepared by a Civil Engineer, and shall be designated as "engineered grading." Grading involving less than 500 cubic yards, including grading to place fill at or

below grade, shall be designated as "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist in which case grading shall conform to the requirements for engineered grading.

J104.2 PERMIT ISSUANCE. The grading permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the grading and other improvements authorized by such a permit are not completed within 1 year from the date of such permit. The Building Official may extend the time for completion of the grading and other improvements authorized by the grading permit in increments not exceeding 1 year, for a maximum of three consecutive years, if circumstances beyond the permittee's control have prevented the completion of the project, and necessary time extension fees have been paid. Only subdivisions, with an improved subdivision improvements agreement or a development agreement, can be extended for more than three consecutive years but not in excess of the time limits of the agreement.

J104.3 GRADING PERMIT FEES. Grading permits and grading plan review fees shall be as set forth in schedules enacted by the Board of Supervisors. Except as otherwise specified in such schedule, grading permit and grading plan review fees shall not be refundable unless approved by the Building Official.

J104.4 GRADING SECURITY. The Building Official may require a security in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. When the Building Official determines that a security is necessary, a grading permit shall not be issued for grading unless the owner posts with the Building Official a security in one of the following forms:

1. A bond furnished by a corporate surety authorized to do business in this state.
2. A cash bond.
3. Savings and loan certificates or shares deposited and assigned to the County as provided in the Ventura County Bond Book.
4. An instrument of credit from a financial institution subject to regulation by the state or federal government and pledging that the funds necessary to carry out the grading are on deposit and guaranteed for payment, or a letter of credit issued by such a financial institution.

J104.4.1 AMOUNT OF SECURITY. The amount of security shall be based on an approved engineer's estimate that includes: the number of cubic yards of material in either excavation or fill, whichever is greater; the cost of all drainage or other protective devices for work necessary to eliminate geotechnical hazards; appurtenant improvements such as access roads for fire protection purposes; temporary and permanent BMP sediment control; landscaping and irrigation; and an amount to guarantee that damaged public and private property during the grading construction work will be repaired.

When the rough grading has been completed in conformance with the requirements of this appendix, the Building Official may at his or her discretion consent to a proportionate reduction of the security to an amount estimated to be adequate to ensure completion of the grading work, site development or planting remaining to be performed. The costs referred to in this section shall be approved by the Building Official.

J104.4.2 CONDITIONS. All security shall include the conditions that the principal shall:

1. Comply with all of the provisions of this appendix, applicable laws, and ordinances;
2. Comply with all of the terms and conditions of the grading permit;
3. Complete all of the work authorized by the grading permit; and;
4. Complete all repairs to public and private property in a timely manner to the satisfaction of the Building Official.

J104.4.3 TERM OF SECURITY. The term of each security shall begin upon the filing with the Building Official and the security shall remain in effect until the work authorized by the grading permit, including any repairs to public and private property, is completed and approved by the Building Official.

J104.4.4 DEFAULT PROCEDURES. In the event any grading for which a permit has been issued is not completed in accordance with the approved plans and specifications for said work or with all terms and conditions of the grading permit, the Building Official shall give notice thereof to the principal and surety or financial institution executing the security, or to the owner in the case of a cash bond or assignment. The Building Official may thereafter determine the work that is necessary to mitigate any hazardous or unsafe conditions on the site, and also include damaged public or private property adjacent to the site and cause such work to be performed. Where the security consists of a bond or instrument of credit, the surety or financial institution executing the security shall be responsible for the payment of all costs and expenses incurred by the Building Official in causing such work to be performed, up to the full amount of the surety. In the case of a cash bond or assignment, the Building Official may pay all costs and expenses incurred in causing such work to be performed from the funds deposited and return any unused portion of such deposit or funds to the person making said deposit or assignment.

J104.5 RIGHT OF ENTRY. The Building Official or the authorized representative of the surety company or financial institution shall have access to the premises described in the permit for the purpose of inspecting the work. In the event of default in the performance of any term or condition of the permit, the surety or financial institution or the Building Official, or any person employed or engaged in the behalf of any of these parties, shall have the right to go upon the premises to perform the required work. The owner or any other person who interferes with or obstructs the ingress into or egress from any such premises, of any authorized representative of the surety or financial institution or of the County of Ventura engaged in the correction or completion of the work for which a grading permit has been issued, after a default has occurred in the performance of the terms or conditions thereof, is guilty of a misdemeanor.

J104.6 AVAILABILITY OF PERMIT AT SITE. No person shall perform any grading that requires a permit under this appendix unless a copy of the grading permit is in the possession of a responsible person and available at the site for the Building Official.

J104.7 LAND USE. The Building Official may issue a grading permit for work on a parcel of land and by doing such does not does legalize the parcel or create an entitlement for future development of the parcel. The determination of a parcel as being capable of being developed is determined by the Resource Management Agency.

J104.8 COORDINATION AND PERMITS WITH OTHER AGENCIES. The property owner shall be responsible for coordinating their proposed project with other agencies to determine if a permit or agreement is necessary for conducting grading within another agency's jurisdiction. Agencies that may have jurisdiction in rivers, creeks, streams, and barrancas may include the Army Corps of Engineers, the California Department of Fish and Game, the Regional Water Quality Control Board, and the Ventura County Watershed Protection District. If a permit is required from such an agency, a copy of the permit or agreement will be kept at the project site and no grading work can occur in those areas where the other agency has jurisdiction until a permit or agreement is obtained.

J104.9 UNPERMITTED GRADING. For the purposes of this appendix, unpermitted grading shall be defined as the following:

1. Any grading that was performed without the required permit(s) having first been obtained from the Building Official, pursuant to Section J103.1.

2. Grading that was permitted and the work was not completed pursuant to Section J106 and the grading permit has expired pursuant to Section J104.2.

SECTION J105 - PERMIT APPLICATION AND SUBMITTALS

J105.1 SUBMITTAL REQUIREMENTS. In addition to the provisions of this Section, the applicant shall state the estimated quantities of excavation, fill, import, and export.

J105.2 SITE PLAN REQUIREMENTS. In addition to the provisions of this Section, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code.

J105.2.1 REGULAR GRADING REQUIREMENTS. Grading involving less than 500 cubic yards or grading to place fill at or below the ground surface shall be designated "regular grading" unless the permittee, chooses to have the grading performed as engineered grading, or the Building Official determines that special conditions or unusual hazards exist in which case grading shall conform to the requirements for engineered grading. In addition to the provisions of this Section, an application for a regular grading permit shall be accompanied by two sets of plans in sufficient clarity to indicate the nature and extent of the work and supporting data consisting of a soils engineering report and if applicable, an engineering geology report. The plans shall give the location of the work, the name of the owner, and the name of the person who prepared the plan. The regular grading plan and submittal documents shall include the following information:

In addition to the provisions of this Section an application for a regular grading permit shall be accompanied by two sets of plans in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the property owner(s), and the name of the person who prepared the plan. The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limits and depths of cut and fill.
3. Storm water provisions in accordance with the requirements of Section J112 of this Code.
4. The preparer of the plans shall complete the grading plan checklist form DS-35, provide the appropriate documents, and attachments to submit with plans. The preparer shall sign the DS-35 form.

J105.2.2 ENGINEERED GRADING REQUIREMENTS. All grading in excess of 500 cubic yards shall be performed in accordance with the approved grading plan prepared by a Civil Engineer, and shall be designated as "engineered grading." In addition to the provisions of this Section an application for an engineered grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report, and if applicable an engineering geology report. The plans and specifications shall be prepared and signed by a Civil Engineer licensed by the state to prepare such plans or specifications when required by the Building Official. Specifications shall contain information covering construction and material requirements. Plans shall be drawn to scale upon paper or mylar (3 mil thick) and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules, and regulations.

The plans and submittal documents shall include, but not limited to, the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. A hydrology and hydraulics report that includes a map showing the drainage area and the estimated runoff of the area shall also be provided. The hydrology and hydraulics report shall examine several frequencies of storms (2 year, 10 year, 50 year, and 100 year events) and demonstrate that the proposed site drainage design will either retain or detain the difference between the developed project storm flow rate and undeveloped or existing storm flow rate for the storm events listed above. This difference in storm flow rates will either be percolated into the ground onsite or released at the undeveloped flow rate from the site in such a manner

as to not cause an adverse impact downstream in velocity or duration. The Civil Engineer shall consider alternative low impact design methods to handle and improve stormwater quality runoff.

4. The Civil Engineer that prepared the plans shall complete the grading plan checklist form, DS-35, provide appropriate documents and attachments and submit with plans. The DS-35 form shall be signed and stamped by the Civil Engineer.
5. Storm water provisions in accordance with the requirements of Section J112 of this Code.

J105.3 SOILS ENGINEERING AND ENGINEERING GEOLOGY REPORTS. The soils engineering report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and an opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes. All reports shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications. The engineering geology report shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and an opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. The engineering geology report shall include a geologic map and cross sections utilizing the most recent grading plan as a base. All reports shall be subject to review by the Building Official. Supplemental reports and data may be required as the Building Official may deem necessary. Recommendations included in the reports and approved by the Building Official shall be incorporated in the grading plan or specifications.

Exception: A soils engineering/geology report is not required where the Building Official determines that the nature of the work applied for is such that a report is not necessary.

J105.4 LIQUEFACTION STUDY. For sites planned for development of habitable two-story structures located in an area designated as a "Seismic Hazard Zone" as defined in Title 14 of the California Code of Regulations §3722 on Seismic Hazard Zone Maps issued by the State Geologist under Public Resources Code §2696, a study of the liquefaction potential of the site shall be provided, and the recommendations incorporated in the plans.
Exception: A liquefaction study is not required where the Building Official accepts the project consultant's findings from established local data that there is no liquefaction potential.

SECTION J106 - INSPECTIONS

J106.1 GENERAL. Grading inspections shall be as indicated hereon. Grading operations for which a permit is required shall be subject to inspection by the Building Official. In addition, professional inspection of grading operations shall be provided by the Field Engineer, Soils Engineer and the Engineering Geologist retained to provide such services in accordance with this Section for engineered grading and as required by the Building Official for regular grading.

J106.2 SPECIAL AND SUPPLEMENTAL INSPECTIONS. The special inspection requirements of Section 1704.7 shall apply to work performed under a grading permit where required by the Building Official. In addition to the called inspections specified in Section J106.11, the Building Official may make such other inspections as may be deemed necessary to determine that the work is being performed in conformance with the requirements of this code. The Building Official may require investigations and reports by the Soils Engineer and/or Engineering Geologist, and Field Engineer. Inspection reports shall be provided when requested in writing by the Building Official. The Building Official may require continuous inspection of drainage devices by the Field Engineer in accordance with this section when the Building Official determines the drainage devices are necessary for the protection of the structures.

J106.3 FIELD ENGINEER. The Field Engineer shall provide professional inspection of those parts of the grading project within such engineer's area of technical specialty, oversee and coordinate all field

surveys, set grade stakes, and provide site inspections during grading operations to ensure the site is graded in accordance with the approved grading plan and the appropriate requirements of this code. During site grading, and at the completion of both rough grading and final grading, the Field Engineer shall submit statements and reports required by Sections J106.11 and J106.12. If revised grading plans are required during the course of the work they shall be prepared by a Civil Engineer and approved by the Building Official.

J106.4 SOILS ENGINEER. The Soils Engineer shall provide professional inspection within such Soils Engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The Soils Engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this appendix. If conditions differing from the approved soils engineering and engineering geology reports are encountered during grading, the Soils Engineer shall provide revised recommendations to the permittee, the Building Official, and the Field Engineer. During site grading and at the completion of both rough grading and final grading, the Soils Engineer shall submit statements and reports required by Section J106.12.

J106.5 ENGINEERING GEOLOGIST. The Engineering Geologist shall provide professional inspection of those parts of the grading project within such Engineering Geologist's area of technical specialty, which shall include professional inspection of all bedrock excavation surfaces to determine if conditions encountered are in conformance with the approved report. If conditions differing from the approved engineering geology report are encountered, the Engineering Geologist shall provide revised recommendations to the Soils Engineer. During site grading and at the completion of both rough grading and final grading, the Engineering Geologist shall submit statements and reports required by Section J106.12.

J106.6 PERMITTEE. The permittee shall be responsible for ensuring that the grading is performed in accordance with the approved plans and specifications and in conformance with the provisions of this code. The permittee shall engage project consultants, if required under the provisions of this code, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the project consultants, the contractor, and the Building Official. In the event of changed conditions, the permittee shall be responsible for informing the Building Official of such change and shall provide revised plans for approval.

J106.7 REQUIRED INSPECTIONS. The permittee shall call for an inspection by the Building Official at the following various stages of work and shall obtain the approval of the Building Official prior to proceeding to the next stage of work:

Pre-grade. Before any construction or grading activities occur at the site. Permittee shall schedule a pregrade inspection with the Building Official. The permittee is responsible for coordinating that all project consultants are present at the pre-grade inspection.

Initial. When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched, or otherwise prepared for fill. No fill shall have been placed prior to this inspection.

Rough. When approximate final elevations have been established; drainage terraces, swales and other drainage devices necessary for the protection of the building sites from flooding are installed; berms installed at the top of the slopes; and the statements required by Section J106.12 have been received.

Final. When grading has been completed; all drainage devices necessary to drain the building pad are installed; slope planting established, irrigation systems installed; and the "As-Built" plans and required statements and reports have been submitted.

J106.8 NOTIFICATION OF NONCOMPLIANCE. If, in the course of fulfilling their respective duties under this appendix, the Field Engineer, the Soils Engineer or the Engineering Geologist finds that the work is not being done in conformance with this appendix or the approved grading plans, the Field

Engineer, Soils Engineer, or the Engineering Geologist shall immediately report, in writing, the discrepancies and the recommended corrective measures to the permittee and to the Building Official.

J106.9 TRANSFER OF RESPONSIBILITY. If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed after the grading has commenced, the Building Official may stop the grading until the permittee has identified a replacement and the replacement has agreed in writing to assume responsibility for those parts of the grading project that are within the replacement's area of technical competence. It shall be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

J106.10 NON-INSPECTED GRADING. No person shall own, use, occupy or maintain any non-inspected grading. For the purposes of this code, non-inspected grading shall be defined as any grading for which a grading permit was first obtained, pursuant to Section J103, supra, but which has progressed beyond any point requiring inspection and approval by the Building Official without such inspection and approval having been obtained.

J106.11 ROUTINE FIELD INSPECTIONS AND REPORTS. Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports and shall file these reports with the Building Official as follows:

1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;
2. Monthly, at all other times; and
3. At any time when requested in writing by the Building Official.

Such reports shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, the building code, grading permit conditions, and all other applicable ordinances and requirements.

J106.12 COMPLETION OF WORK. Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is required by the Building Official:

1. An "As–Built" grading plan prepared by the Field Engineer retained to provide such services in accordance with Section J106.3 showing all plan revisions as approved by the Building Official. This shall include original ground surface elevations, "As–Built" ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and the outlets of subsurface drains. "As–Built" locations, elevations and details of subsurface drains shall be shown as reported by the Soils Engineer.

   The "As-Built" grading plan shall be accompanied by certification by the Field Engineer to the best of their knowledge, the work within the Field Engineer's area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the Soils Engineer retained to provide such services in accordance with Section J106.4, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. The report shall include a certification by the Soils Engineer that, to the best of their knowledge, the work within the Soils Engineer's area of responsibility is in accordance with the approved soils engineering report and applicable provisions of this appendix. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against geotechnical hazards.

3. A report prepared by the Engineering Geologist retained to provide such services in accordance with Section J106.5, including a final description of the geology of the site and any new information, if

any, on the recommendations incorporated in the approved grading plan. The report shall contain a certification by the Engineering Geologist that, to the best of his or her knowledge, the work within the approved engineering geologist report and applicable provisions of this appendix. The report shall contain a finding regarding the safety of the completed grading and any proposed structures against geotechnical hazards. The report must contain a final "As-Built" geologic map and cross-sections depicting all the information colleted prior to and during grading.

4. The grading contractor shall certify, on a form prescribed by the Building Official, that the grading conforms to said "As–Built" plan and approved specifications.

J106.13 NOTIFICATION OF COMPLETION. The permittee shall notify the Building Official in writing when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices; and all erosion–control measures have been completed in accordance with the final approved grading plan, the required reports have been submitted and approved, all damages to public and private property have been repaired to the satisfaction of the Building Official, all grading permit fees have been paid.

J106.14 CHANGE OF OWNERSHIP. Unless otherwise required by the Building Official, when a grading permit has been issued on a site and the owner sells the property prior to final grading approval, the new property owner shall be required to complete the grading permit and pay any applicable fees to the County to transfer the grading permit to the new property owner.

SECTION J107 - EXCAVATIONS

J107.1 EXCAVATIONS ADJACENT TO FOUNDATIONS. Excavations adjacent to foundations shall comply with Section 1804.

J107.2 MAXIMUM CUT SLOPE. The slope of cut surfaces shall be no steeper than is safe for the intended use, and shall be no steeper than 2 units horizontal to 1 unit vertical (50 percent) unless the applicant furnishes a soils engineering or an engineering geology report, or both justifying a steeper slope. The reports must contain a statement by the Soils Engineer or Engineering Geologist that the site was investigated and an opinion that a steeper slope will be stable and not create a hazard to public or private property. The opinion shall be based on appropriate investigation, testing, and analysis. The Building Official may require the slope of cut surfaces to be flatter in slope than 2 units horizontal to 1 unit vertical if the Building Official finds it necessary for stability and safety of the slope.

EXCEPTIONS:

1. A cut surface may be at a slope of 1.5 units horizontal to 1 unit vertical (67 percent) provided that all the following are met:

   1.1 It is not intended to support structures or surcharges.
   1.2 It is adequately protected against erosion.
   1.3 It is no more than 8 feet in height.
   1.4 It is approved by the Building Official.
   1.5 Groundwater is not encountered.

J107.3 DRAINAGE. Drainage, including drainage terraces and overflow protection, shall be provided as required by Section J110.

SECTION J108 - FILLS

J108.1 GENERAL. Unless otherwise recommended in the soils report, fills shall conform to provisions of this section.

Exception: The Building Official may permit a deviation from the provisions of this appendix for minor fills not intended to support structures, where no soils engineering report has been prepared.

J108.2 PREPARATION OF GROUND. Fill slopes shall not be constructed on natural slopes steeper than 2 units horizontal to 1 unit vertical (50 percent slope). The ground surface shall be prepared to receive fill by removing vegetation, non-complying fill, topsoil, and other unsuitable materials, including any existing fill that does not meet the requirements of this appendix, and scarifying the ground to provide a bond with the fill material.

Subdrains shall be provided under all fills placed in natural drainage courses and in other locations where seepage is evident, except where the Soils Engineer or Engineering Geologist recommends otherwise. Such sub-drainage systems shall be of a material and design and approved by the Soils Engineer and acceptable to the Building Official. The Soils Engineer shall provide continuous inspection during the process of subdrain installations. The location of the subdrains shall be shown on a plan by the Soils Engineer. Excavations for the subdrains shall be inspected by the Engineering Geologist when such subdrains are included in the recommendations of the Engineering Geologist.

Subdrains shall be provided under all fill slope keyways except where the Soils Engineer or Engineering Geologist recommends otherwise and concludes a subdrain is not necessary for slope stability.

J108.3 BENCHING. Where existing grade is at a slope steeper than 5 units horizontal to 1 unit vertical (20 percent) and the depth of the fill exceeds 5 feet benching shall be provided into sound bedrock or other competent material as determined by the Soils Engineer. The ground preparation shall be in accordance with Figure J108.3 or as determined by the Soils Engineer. When fill is to be placed over a cut, a key shall be provided which is at least 10 feet in width and 2 feet in depth. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be constructed thereon. The Soils Engineer or Engineering Geologist or both shall inspect and approve the cut as being suitable for the foundation and placement of fill material before any fill material is placed on the excavation.

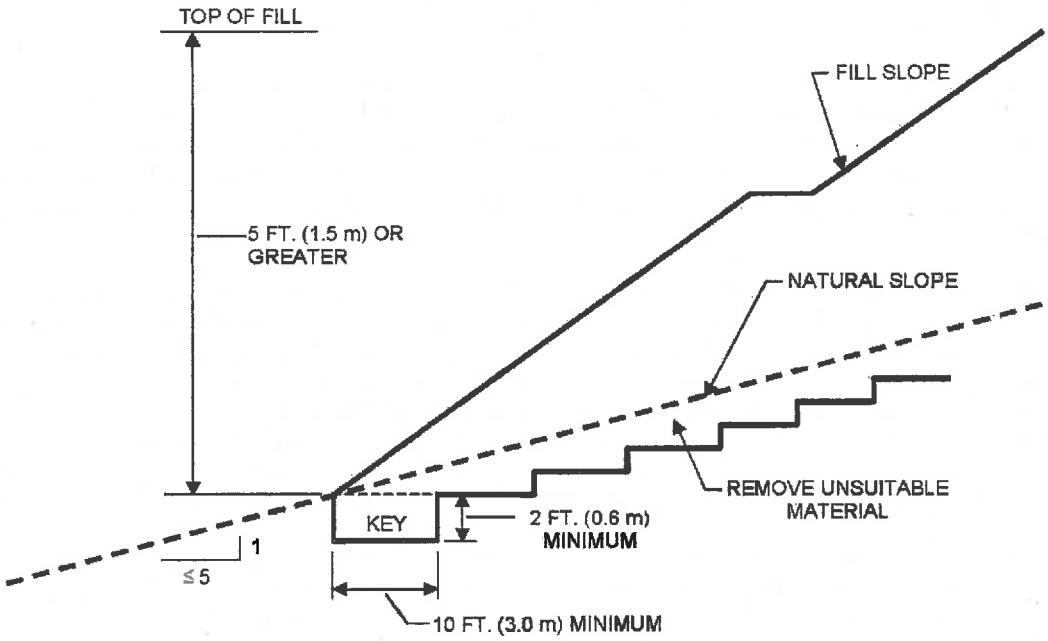


FIGURE J108.3

BENCHING DETAILS

J108.4 FILL MATERIAL. Fill material shall not include organic, frozen or other deleterious materials. No rock or similar irreducible material greater than 12 inches in any dimension shall be included in fills. Fill material shall not include solid waste, as defined in the Ventura County Ordinance Code Section 4701-26, and the California Public Resources Code Section 40191, including but not limited to, construction waste, demolition waste, or inert debris, without written authorization from the County of Ventura Environmental Health Division and, if required, a permit from the County of Ventura Planning Division.

EXCEPTION: The Building Official may permit placement of larger rock when the Soils Engineer properly devises a method of placement, and continuously inspects its placement and approves the fill stability. The following conditions shall also apply:

1. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.
2. Rock sizes greater than 12 inches in maximum dimension shall be 10 feet or more below grade, measured vertically.
3. Rocks shall be placed so as to assure filling of all voids with well–graded soil.
4. The reports submitted by the Soils Engineer shall acknowledge the placement of the oversized material and whether the work was performed in accordance with the engineer's recommendations and the approved plans.
5. The location of oversized rock dispersal areas shall be shown on the as-built plan.

J108.5 COMPACTION. All fill material shall be compacted to a minimum of 90 percent of maximum density as determined by ASTM D 1557, Modified Proctor, in lifts not exceeding 8 inches in depth within 40 feet below finished grade and 93 percent of maximum dry density deeper than 40 feet below finished grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the Soils Engineer and approved by the Building Official. Where ASTM D 1557, Modified Proctor is not applicable, a test acceptable to the Building Official shall be used.

Field density shall be determined by a method acceptable to the Building Official. However, not less than ten percent of the required density tests, uniformly distributed, shall be obtained by the Sand Cone Method.

Fill slopes steeper than 2 units horizontal to 1 unit vertical (50 percent slope) shall be constructed by the placement of soil a sufficient distance beyond the proposed finish slope to allow compaction equipment to operate at the outer surface limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be utilized when it is first shown to the satisfaction of the Building Official that the angle of slope, construction method and other factors will comply with the intent of this Section.

J108.6 MAXIMUM FILL SLOPE. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 2 units horizontal to 1 unit vertical (50 percent) shall be justified by soils engineering reports stating that the site has been investigated and giving an opinion that a fill at a steeper slope will be stable and not create a nuisance or hazard to public or private property. Substantiating calculations and supporting data may be required where the Building Official determines that such information is necessary to verify the stability and safety of the proposed slope. The Building Official may require the fill slope be constructed with a face flatter in slope than 2 units horizontal to 1 unit vertical (50 percent slope) if the Building Official finds it necessary for stability and safety of the slope.

Fill slopes steeper than 2 units horizontal to 1 unit vertical (50 percent slope) may be designed and constructed using a geosynthetic reinforcement as recommended by the Soils and Civil Engineer. Other construction procedures may be utilized when it is first shown to the satisfaction of the Building Official that the angle of slope, construction method and other factors will comply with the intent of this Section.

J108.7 SLOPES TO RECEIVE FILL. Where fill is to be placed above the top of an existing slope steeper than 3 units horizontal to 1 unit vertical (33 percent slope), the toe of the fill shall be set back from the top edge of the slope a minimum distance of 6 feet measured horizontally or such other distance as may

be specifically recommended by the Soils Engineer or Engineering Geologist and approved by the Building Official.

J108.8 INSPECTION OF FILL. The Soils Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to ensure that the work is performed in accordance with the conditions of plan approval and the appropriate requirements of this appendix. In addition to the above, the Soils Engineer shall provide continuous inspection of the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 feet or result in a slope surface steeper than 2 units horizontal to 1 unit vertical (50 percent slope).

J108.9 TESTING OF FILLS. Sufficient tests of the fill soils shall be made to determine the density and to verify compliance of the soil properties with the design requirements. This includes soil types and shear strengths in accordance with Referenced Standards Section J113.

SECTION J109 – SETBACKS

J109.1 GENERAL. Cut and fill slopes shall be set back from property lines in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the property line and shall be as shown in Figure J109.1, unless substantiating data is submitted justifying reduced setbacks and is recommended by a soils engineering and engineering geology report approved by the Building Official. The setbacks and other restrictions specified by this Section are minimum standards and may be increased by the Building Official or by recommendation of a civil engineer, soils engineer, or engineering geologist where necessary to assure slope stability, prevent damage to adjacent properties from deposition or erosion, provide access for slope maintenance and drainage, or otherwise provide for safety of the public.

J109.2 TOP OF SLOPE. The setback at the top of a cut slope shall not be less than that shown in Figure J109.1, or than is required to accommodate any required interceptor drains, whichever is greater. For graded slopes the grading design must be such that the property line between adjacent lots will be at the apex of the berm at the top of the slope. Property lines between adjacent lots shall not be located on a graded slope steeper than to 5 units horizontal to 1 unit vertical (20 percent slope).

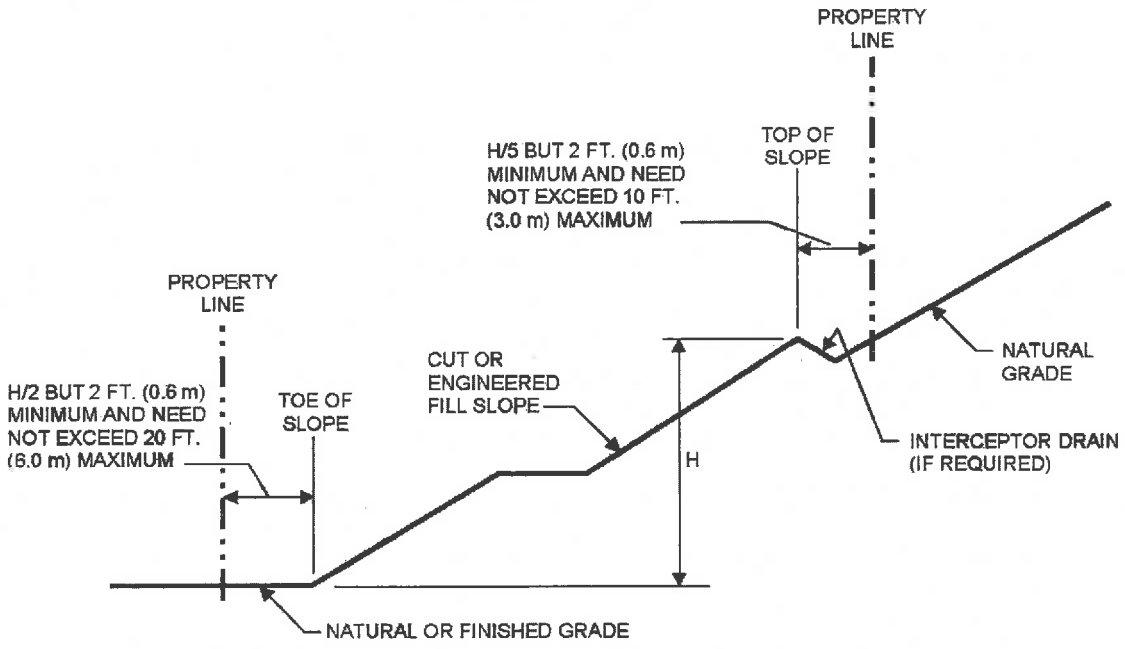


FIGURE J109.1

SETBACK DIMENSIONS

J109.3 TOE OF FILL SLOPE. The setback from the toe of a fill slope shall not be less than that shown by figure J109.1. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the Building Official, shall be included. Such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J109.1.
2. Provisions for retaining walls or similar construction.
3. Erosion protection of the fill slopes.
4. Provision for the control of surface waters.

SECTION J110 - DRAINAGE AND TERRACING

J110.1 GENERAL. Unless otherwise recommended by a Civil Engineer, and approved by the Building Official, drainage facilities and terracing shall be provided in accordance with the requirements of section J110.2 for all cut and fill slopes where the ground slope is steeper than 5 units horizontal to 1 unit vertical (20 percent slope).
For slopes steeper than 5 units horizontal to 1 unit vertical (20 percent slope) a paved swale or ditch shall be provided at 30 foot vertical intervals to control surface drainage and debris. Swale shall be sized based on contributory area and have adequate capacity to convey intercepted waters to the point of disposal as defined in Section J110.5. Swales must be paved with reinforced concrete not less than 3 inches in thickness, reinforced with 6-inch by 6-inch No.10 by No.10 welded wire fabric or equivalent reinforcing centered in the concrete slab or an equivalent approved by the Building Official. Swales must have a gradient of not less than two percent.
For slopes flatter than 5 units to 1 unit vertical, drainage facilities and terracing may not need to be provided in accordance with the Soils Engineer's recommendations.

J110.2 DRAINAGE TERRACES. Drainage terraces at least 8 feet in width shall be established at not more than 30 foot vertical intervals on all cut or fill slopes to control surface drainage and debris. When only one terrace is required, it shall be at midheight. For cut or fill slopes greater than 100 feet and up to 120 feet in vertical height, one terrace at approximately midheight shall be 20 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by the Civil Engineer and approved by the Building Official. Suitable access shall be provided to permit proper cleaning and maintenance.

Drainage swales on terraces shall have a longitudinal grade of not less than 2 percent nor more than 12 percent and a minimum depth of 1 foot at the flow line. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade. Such terraces must be paved with reinforced concrete not less than 3 inches in thickness, reinforced with 6-inch by 6-inch No. 10 by No. 10 welded wire fabric or equivalent reinforcing centered in the concrete slab or an approved equal paving. They shall have a minimum depth at the deepest point of 1 foot and a minimum paved width of 5 feet. Drainage terraces exceeding 8 feet in width need only be so paved for a width of 8 feet provided such pavement provides a paved swale at least 1 foot in depth. Down drains or drainage outlets shall be provided at approximately 300-foot intervals along the drainage terrace or at equivalent locations. Down drains and drainage outlets shall be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal as defined in Section J110.5.

J110.3 INTERCEPTOR DRAINS AND OVERFLOW PROTECTION. Berms, interceptor drains, swales or other devices shall be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of a slope. Berms used for slope protection shall not be less than 12 inches above the level of the pad and shall slope back at least 4 feet from the top of the slope.

Interceptor drains shall be installed along the top of graded slopes greater than 5 feet in height receiving drainage from a slope with a tributary width greater than 30 feet measured horizontally. They shall have a minimum depth of 1 foot and a minimum width of 3 feet. The slope shall be approved by the Building

Official, but shall not be less than 50 units horizontal to 1 unit vertical (2 percent). The drain shall be paved with concrete not less than 3 inches in thickness, or by other materials suitable to the application and reinforced as required for drainage terraces. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the Building Official.

J110.4 DRAINAGE ACROSS PROPERTY LINES. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.

J110.5 DISPOSAL. All drainage facilities shall be designed to carry waters to the nearest practicable street, storm drain, or natural watercourse approved by the Building Official or other appropriate governmental agency provided that the discharge of such waters at that location will not create or increase a hazard to life or property. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. Desilting basins, filter barriers or other methods, as approved by the Building Official, shall be utilized to remove sediments from surface waters before such waters are allowed to enter streets, storm drains, or natural watercourses. If the drainage device discharges onto natural ground, riprap or a similar energy dissipator may be required.

Building pads shall have a minimum drainage gradient of two percent toward approved drainage facilities, a public street or drainage structure approved to receive storm waters unless waived by the Building Official. A lesser slope may be approved by the Building Official for sites graded in relatively flat terrain, or where special drainage provisions are made, when the Building Official finds such modification will not result in a hazard to life or property.

SECTION J111 - SLOPE PLANTING AND EROSION CONTROL

J111.1 GENERAL. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall consist of effective planting, erosion control blankets, soil stabilizers or other means as approved by the Building Official. Erosion control for the slopes shall be installed as soon as practicable and prior to calling for final inspection.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials as approved by the Project Consultants to the satisfaction of the Building Official.

J111.2 OTHER DEVICES. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

J111.3 PLANTING. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or ground cover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers; or a combination of shrubs and trees at an equivalent spacing, in addition to the grass or ground cover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site.

Plant material shall be selected which will produce a coverage of permanent planting to effectively controlling erosion. Consideration shall be given to deep-rooted plant material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the Building Official.

Planting may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.

J111.4 IRRIGATION. Slopes required to be planted by Section J111.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required.

For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation.

Irrigation requirements may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, plant types, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative irrigation will sustain the proposed planting and provide a permanent and effective method of erosion control. Modifications for irrigation systems must be approved by the Building Official prior to installation.

J111.5 PLANS AND SPECIFICATIONS. Planting and irrigation plans shall be submitted for slopes required to be planted and irrigated by Sections J111.3 and J111.4. If requested by the Building Official, planting and irrigation details shall be included on the grading plan.

J111.6 RODENT CONTROL. Fill slopes shall be protected from potential slope damage by a preventative program of rodent control.

J111.7 RELEASE OF SECURITY FOR LANDSCAPING. The planting and irrigation systems required by this section shall be installed as soon as practical after rough grading. Prior to final approval of grading and before the release of the grading security or occupancy, the planting shall be well established and growing on the slopes and there shall be evidence of an effective rodent control program.

SECTION J112 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COMPLIANCE.

J112.1 GENERAL. All grading plans and permits and the owner of any property on which such grading is performed shall comply with the provisions of this section for NPDES compliance.

All best management practices shall be installed before grading begins. As grading progresses, all best management practices shall be updated as necessary to prevent erosion and control constructed related pollutants from discharging from the site. All best management practices shall be maintained in good working order to the satisfaction of the Building Official unless final grading approval has been granted by the Building Official and all permanent drainage and erosion control systems, if required, are in place.

J112.2 STORM WATER POLLUTION PREVENTION PLAN (SWPPP). The Building Official may require a SWPPP in accordance with the Ventura County Stormwater Quality NPDES MS-4 Permit. The SWPPP shall contain details of Best Management Practices, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to control construction-related pollutants which originate from the site as a result of construction related activities. No grading permit shall be issued until a written Notice of Intent has been obtained by the permittee from the State Regional Water Quality Control Board and the SWPPP has been completed by the permittee's Engineer and is ready to be available at the construction site at all times. The SWPPP will require mandatory rainy season inspections by the Building Official and the grading permit applicant will have a maximum of two weeks to make corrections to the SWPPP if the BMPs are not functioning properly.

J112.3 STORM WATER POLLUTION CONTROL PLAN (SWPCP). A SWPCP may be required on projects that are less than one acre of disturbed area. The SWPCP will contain practical Best Management Practices to reduce the discharge of construction pollutants and sedimentation to a water body. A SWPCP shall be signed by the grading permit applicant and Project Engineer. The SWPCP will remain in effect throughout the duration of the grading permit. The SWPCP may need to be revised during construction to reflect the current site conditions. The SWPCP will require one mandatory rainy season inspection by the Building Official and the grading permit applicant will have a maximum of two weeks to make corrections to the SWPCP if the BMPs are not functioning properly. The Building Official may issue a stop work order on all grading until the site is brought into NPDES compliance.

J112.4 SWPPP AND SWPCP, EFFECT OF NONCOMPLIANCE. Should the owner fail to install the best management practices required by Sections J112.2 and J112.3 by the dates specified therein, it shall be deemed that a default has occurred under the conditions of the grading permit security. The Building Official may deem necessary to protect adjoining property from the effects of erosion, flooding, or the deposition of mud, debris or constructed related pollutants and require the surety to install and maintain adequate sediment control BMPs and protect the adjacent properties and watercourses that may be threatened from sedimentation. The Building Official may also cause the owner to be prosecuted as a violator of this Code. The Building Official shall have the authority to apply a penalty in the amount as adopted by the latest resolution by the Board of Supervisors regarding fines and civil penalties for unauthorized grading. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this appendix in execution of the work.

SECTION J113 - REFERENCED STANDARDS

J113.1 REFERENCED STANDARDS. These regulations establish minimum standards and are not intended to prevent the use of alternate materials, methods or means of conforming to such standards, provided such alternate has been approved. The Building Official shall approve such an alternate provided he or she finds that the alternate is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, durability and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims regarding the alternate. The standards listed below are recognized standards. Compliance with these recognized standards shall be prima facie evidence with the standard of duty set forth in Section J107:

A. Testing.

	ASTM D 1557	Laboratory Characteristics Compaction of Soil Using Modified Effort
1.2	ASTM D 1556	Density and Unit Weight of Soils In Place by the Sand Cone Method
1.3	ASTM D 2167	Density and Unit Weight of Soils In Place by the Rubber--Balloon Method
1.4	ASTM D 2937	Density of Soils in Place by the Drive-Cylinder Method
1.5	ASTM D 2922	Density of Soil and Soil Aggregate In Place by Nuclear Methods

1.6	ASTM D 3017	Water Content of Soil and Rock in Place by Nuclear Methods

SECTION J114 - HAZARDS/PUBLIC HAZARDS

J114.1 HAZARDS DECLARED A PUBLIC NUISANCE. Any manmade excavation, embankment or fill on private property which has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, or fails to comply with the provisions of this Code is hereby declared to be a public nuisance.

J114.2 UNPERMITTED EARTHWORK OPERATIONS, IMPORT AND EXPORT OF EARTH MATERIALS BY TRUCKS DECLARED A PUBLIC NUISANCE. The act of performing earthwork operations, when a grading permit or building permit is required and the property has not obtained such a permit, but continues to grade, excavate, or fill their property and/or have trucks import and export earth materials to/from their property, is hereby declared by the Building Official to be a public nuisance.

J114.3 NOTICE AND ORDER TO ABATE. When the Building Official has determined that such a public nuisance exists, he/she shall issue a notice and order to the record property owner upon which the nuisance is located. The notice and order shall contain:

(1) The street address, if any, and a legal description sufficient for identification of the property upon which the nuisance is located;
(2) A statement that the Building Official has found the excavation, embankment or fill placed to be a public nuisance and a concise description of the conditions, such as conducting grading without a permit and causing excessive truck traffic, which render it a public nuisance;
(3) An order requiring that all applicable permits be secured and that the nuisance be abated within a specified time determined by the Building Official to be reasonable in circumstances;
(4) A statement that, if the nuisance is not abated within the time specified, the County may cause the work to be done and charge the cost thereof against the property or its owner;
(5) A statement that any person having a legal interest in the property may appeal from the notice and order to the Board of Grading Appeals if the appeal is made in writing as provided in this Section and is filed with the Clerk of the Board of Supervisors within 30 days of service of the notice and order; and
(6) A statement that failure, neglect or refusal to abate the nuisance within the time set forth in the notice and order or, in the case of an appeal, within the time set by the Board of Grading Appeals is a misdemeanor.

J114.4 SERVICE OF NOTICE AND ORDER. The notice and order shall be mailed by US Postal Service and posted on the property near its main entrance by the Building Official in the manner and subject to conditions set forth of Section 401 of the Uniform Code for the Abatement of Dangerous Buildings ("DBC"), as adopted by Article 9 of the this code, with respect to notices and orders relating to dangerous buildings.

J114.5 RECORDATION OF GRADING NONCOMPLIANCE CERTIFICATE RESPECTING NUISANCE. If compliance is not had with the notice and order within the time specified therein by the Building Official or, if an appeal has been filed pursuant to this Section, within the time specified by the Board of Grading Appeals, the Building Official shall file in the Office of the County Recorder for recordation of a Grading Noncompliance certificate describing the property and certifying (1) that the unpermitted earthwork operations that may include the excavation, creation of an embankment or fill constitutes a public nuisance and/or hazard, (2) that the import and export of earth materials to and from the property by excessive truck trips constitutes a public nuisance and (3) that the owner has been so notified. Whenever the nuisance shall thereafter have been abated, the Building Official shall file in the office of the County Recorder for recordation a new certificate describing the property and certifying that the nuisance has been abated.

J114.6 APPEAL FROM NOTICE AND ORDER. Any person entitled to service under subdivision J114.4 of this Section may, upon payment of the fee prescribed by the Board of Supervisors for such purposes, appeal from the notice and order to abate the filing with the Clerk of the Board of Supervisors a written appeal in the form prescribed by the Building Official. The appeal shall be filed within 30 days after the date of service of the notice and order. Upon receipt of an appeal, the Clerk shall present it at the next regular or special meeting of the Board of Supervisors which, at such meeting, shall fix a date, time and place for the hearing of the appeal by the Board of Grading Appeals. Notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the Clerk either by causing a copy of such notice to be delivered personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his/her address shown on the appeal. Enforcement of a notice and order to abate shall be stayed during the pendency of an appeal therefrom which is properly and timely filed. In connection with the hearing, the Board of Grading Appeals, and any member thereof, may administer oaths and affirmations and issue subpoenas. The hearing shall be conducted by the Board of Grading Appeals in the manner set forth in DBC Section 604. If, after the hearing, the Board of Grading Appeals determines that the excavation, embankment or fill does not constitute a public nuisance, it shall allow the appeal and cancel the notice and order to abate. If, after the hearing, the Board of Grading Appeals determines otherwise, it shall deny the appeal and set a date by which the nuisance must be abated, which date shall be no earlier that the last day of the period set forth in original notice and order to abate. The decision of the Board of Grading Appeals is final when made.

J114.7 COMPLIANCE WITH NOTICE AND ORDER REQUIRED. It shall be unlawful for any person, firm or corporation to who or to which a notice and order to abate is directed pursuant to this Section to fail, neglect or refuse to obey such order within the time specified in such notice and order or, in the case of an appeal, within the time set by the Board of Grading Appeals.

J114.8 ABATEMENT BY COUNTY UPON FAILURE TO COMPLY WITH NOTICE AND ORDER TO ABATE. If the nuisance is not abated within the time set forth in the notice and order to abate or, in the case of an appeal by the date set by the Board of Grading Appeals, the Board of Supervisors may, without further notice or hearing and direct that the nuisance be abated by the County. Such abatement by the County shall not excuse any prior failure, neglect, or refusal to comply with the notice and order to abate and shall be in addition to whatever other remedies may be provided by this Code or other provisions of law.

J114.9 SUMMARY ABATEMENT BY COUNTY IN EMERGENCY. If the nuisance threatens substantial injury to persons or property which is, in the opinion of the Building Official, so imminent as to require immediate corrective measures, the County may summarily abate such nuisance without complying with the provisions of subdivisions J114.3 through J114.8 of this Section; provided, that the Building Official shall give such notice to the owner of the property as may be practicable in the circumstances.

J114.10. MANNER OF ABATEMENT BY COUNTY; RIGHT OF ENTRY. Abatement by the County may be done directly by County personnel or through contractors in the same manner and subject to the same restrictions as public works. The County and its contractors may enter upon private property to effect such abatement.

J114.11. DETERMINING COST OF ABATEMENT WORK BY COUNTY. The Building Official shall keep an itemized account of the costs involved to investigate, respond to the public's concerns, and administer the enforcement actions necessary to require the property owner to abate the violation, including the actual of abatement by the County pursuant to subdivision J114.8 or J114.9 of this Section and, upon completion of the abatement work, shall prepare an itemized written cost report. The Building Official shall thereupon forward a copy of the report to the Clerk of the Board of Supervisors who shall set a date (at least 10 days after receipt of the report), time and place for a hearing before the Board of Supervisors respecting such report and any objections thereto. Notice of such hearing shall be served and posted at least 10 days prior to the hearing in the manner and subject to the conditions set forth in subdivision J114.4 of this Section with respect to the notice and order to abate. Such notice of hearing shall contain:

(1) The street address, if any, an a legal description sufficient for identification of the property affected by the report;

(2) A statement that the report has been prepared and is available for inspection in the office of the Building Official;
(3) A statement that the Board of Supervisors will hold a hearing to consider the report and any timely objections thereto;
(4) The date, time and place of such hearing;
(5) A statement that the property owner will be fined a monetary amount for the nuisance and that the trucks will be stopped and cited by the County Sheriff if they are observed to be importing and/or exporting earth materials from the property.
(6) A statement that any interested person wishing to object to such report must file, prior to the hearing, a written statement of the grounds for the objection.

Any interested person may file written objections prior to the hearing. Each such objection shall contain a statement of the grounds therefore. A contention that the condition abated did not constitute a public nuisance shall be a ground for objecting to the report only if the report relates to a summary abatement pursuant to subdivision J114.9 of this Section. At the hearing, the Board of Supervisors shall receive and consider the report, any timely written objections thereto, and such other information as it may deem proper. At the conclusion of the hearing, the Board of Supervisors may make such corrections in the report as it may deem just and, when it is satisfied that the report (as submitted or corrected) is correct, it shall, by resolution, determine the total amount of such cost of abatement attributable to each parcel of land upon which the abatement attributable to each parcel of land upon which the abatement took place.

J114.12 REIMBURSEMENT OF COST OF ABATEMENT WORK BY COUNTY. At any time within 10 days after the Board of Supervisors has adopted a resolution pursuant to subdivision J114.11 of this Section determining the cost of abatement by the County, the Building Official may receive payment of such amount and issue receipts therefor. If payment is not received within such period of time, the Building Official shall forward a copy of the resolution to the Auditor-Controller.

J114.12.1 SPECIAL ASSESSMENT FOR COST OF ABATEMENT BY COUNTY. For cost of abatement by the County, pursuant to subdivision J114.8 or J114.9 of this Section, for which payment is not made pursuant to subdivision J113.11 of this Section, shall be a special assessment against the parcel on which the nuisance has been located. Such special assessment shall be levied for the fiscal year commencing on the July 1 next following receipt by the Auditor-Controller of the resolution of the Board of Supervisors determining the amount of such cost. The assessment may be collected at the same time and in the same manner as ordinary county taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary County taxes. All laws applicable to the levy, collection and enforcement of County taxes shall be applicable to such special assessment, except that if any real property to which such cost of abatement relates has been transferred or conveyed to a bona fide purchases for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of such taxes would become delinquent, then such cost of abatement shall not result in a lien against such real property but instead shall be transferred to the unsecured roll for collection.

J114.13 CIVIL PENALTIES FOR UNAUTHORIZED GRADING WORK. The Building Official shall have the authority to apply a penalty to a property owner for creating a hazard as defined in Section J114.1 and J114.2 in the amount as adopted by the latest resolution by the Board of Supervisors regarding fines and civil penalties for unauthorized grading. Truck drivers delivering or removing earth materials to or from a property that has been determined by the Building Official to be in violation of Appendix J can be cited and fined by the Building Official or County Sheriff for each instance they cause to deliver or remove earth materials from the property. Failure to pay the fine to the County of Ventura within 30 calendar days shall constitute a misdemeanor. Payment of a penalty shall not relieve any persons from fully complying with the requirements of this appendix in execution of the work.

ARTICLE 5 - AMENDMENTS TO THE CALIFORNIA ELECTRICAL CODE (CEC)

ARTICLE 90 - INTRODUCTION

90.3.1 GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this Code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

SECTION 90.4.1 POWERS AND DUTIES OF THE BUILDING OFFICIAL

90.4.1.1CONNECTION TO ELECTRICAL INSTALLATIONS. Except where work is done under an annual electrical maintenance permit, it shall be unlawful for any person, firm, or corporation to make connection from a source of electrical energy or to supply electrical service to any electrical wiring, device, appliance, or equipment which requires a permit for installation, or to cause or permit same to be done, or to continue or allow to continue any such connection unless such person, firm, or corporation shall have obtained evidence from the Building Official that such equipment is authorized to be energized.

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances and such use shall not exceed the time constraints of Section 590.1.

90.4.1.2 AUTHORITY TO ABATE. Any electrical wiring or equipment regulated by this Code, which is unsafe or which constitutes a fire or health hazard or is otherwise dangerous to human life is, for the purpose of this Section, unsafe. Any use of equipment regulated by this Code constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Any such unsafe electrical wiring or equipment is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure set forth in the Uniform Code for the Abatement of Dangerous Buildings or such alternate procedure as may be adopted by the County. As an alternative, the Building Official or an authorized representative may institute any other appropriate action to prevent, restrain, correct, or abate the violation.

90.4.1.3 AUTHORITY TO CONDEMN WIRING AND EQUIPMENT. Whenever the Building Official ascertains that any electrical wiring or equipment, or portion thereof, regulated by this Code has become hazardous to life, health or property, a written order shall be issued to cause such wiring or equipment to be either removed or restored to a safe condition, as appropriate. The written notice itself shall fix a time limit for compliance with such order. No person shall use or maintain defective equipment after receiving such notice.

ARTICLE 6 - AMENDMENTS TO THE CALIFORNIA MECHANICAL CODE (CMC)

Note: No technical amendments are proposed for the 2013 California Mechanical Code. See Article 2, Chapter 1 for amendments of general application to this Code.

ARTICLE 7 - AMENDMENTS TO THE CALIFORNIA PLUMBING CODE (CPC)

Note: See Article 2, Chapter 1 for amendments of general application to this Code.

CHAPTER 2 - DEFINITIONS

SECTION 221.0 - DEFINITIONS

CESSPOOL. Cesspool means an excavation in the ground receiving domestic wastewater, designed to retain the organic matter and solids, while allowing the liquids to seep into the soil. Cesspools do not include septic tanks as a component of the system.

ONSITE WASTEWATER TREATMENT SYSTEM(S). Onsite Wastewater Treatment System(s), also referred to by the short form OWTS, means individual disposal systems, community collection and disposal systems, and alternative collection and disposal systems that use subsurface disposal. The short form of the term may be singular or plural. OWTS do not include "graywater" systems pursuant to Health and Safety Code Section 17922.12.

PUBLIC WATER SYSTEM. A Public Water System is a water system regulated by the California Department of Public Health or a Local Primacy Agency pursuant to Chapter 12, Part 4, California Safe Drinking Water Act, Section 116275 (h) of the California Health and Safety Code.

PUBLIC WATER WELL. A public water well is a ground water well serving a public water system. A spring which is not subject to the California Surface Water Treatment Rule (SWTR), CCR, Title 22, sections 64650 through 64666 is a public well.

QUALIFIED PROFESSIONAL. Means an individual licensed or certified by a State of California agency to design OWTS and practice as professionals for other associated reports, as allowed under their license or registration. This may include an individual who possesses a registered environmental health specialist certificate or is currently licensed as a professional engineer or professional geologist.

SEEPAGE PIT. A seepage pit is a rock filled excavation which receives the effluent from a septic tank and is so designed as to permit such effluent to seep through the bottom and sides of the pit into the surrounding soil.

SERVICE PROVIDER. Service Provider means a person capable of operating, monitoring, and maintaining an OWTS in accordance to this Code.

SUPPLEMENTAL TREATMENT. Supplemental Treatment means any OWTS or component of an OWTS, except a septic tank or dosing tank, which performs additional wastewater treatment so that the effluent meets a predetermined performance requirement prior to discharge of effluent into the dispersal field.

SECTION 303 – DISPOSAL OF LIQUID WASTE

303.0 DISPOSAL OF LIQUID WASTE. It shall be unlawful for any person to cause, suffer, or permit the disposal of sewage, human excrement, or other liquid wastes, in any place or manner, except through and by means of an approved drainage system, installed and maintained in accordance with the provisions of this code.

EXCEPTION: Limited-density owner-built rural dwellings. A water closet shall not be required when an alternate system is provided and has been approved by the Administrative Authority pursuant to Appendix H of this code. Where an alternative to the water closet is installed, a system for the disposal or treatment of Graywater shall be provided to the dwelling. Graywater systems shall be designed according to water availability, use and discharge. The design, use and

maintenance standards of such systems shall be the prerogative of the Building Official.

CHAPTER 6
WATER SUPPLY AND DISTRIBUTION

SECTION 601.0 – RUNNING WATER REQUIRED

601.1.2 REQUIREMENTS FOR WATER WELLS. When the potable water supply for a structure is to be provided by a well, the well must pass the applicable pump and recovery test specified in the Ventura County Water Works Manual, as amended from time to time, for the purpose of demonstrating that the well is likely to remain an adequate source of potable water throughout the expected useful life of the structure.

EXCEPTIONS: A well shall not be required to pass the pump and recovery test if the structure to be served by it:

1. Is connected to a public water system or a state small water system as defined in Section 116275 of the Health and Safety Code; or
2. Overlies an aquifer that has been determined by the administrative authority to be adequate to meet all existing and projected demands made upon it for potable water without experiencing overdraft; or
3. Overlies an aquifer that may experience over-drafting but that has nonetheless been determined by the administrative authority, based upon a study and report prepared pursuant to the Ventura County Waterworks Manual, to be adequate to meet all existing and projected demands made upon it for potable water throughout the expected useful life of the structure.

This section does not preclude the adoption and imposition of additional or more stringent well test requirements and standards in connection with subdivision approvals, conditional use permits, or other discretionary (as opposed to ministerial) permits.

CHAPTER 7 - SANITARY DRAINAGE

713.0 SEWER REQUIRED

713.4 CONVENTIONAL PRIVATE SEWAGE DISPOSAL SYSTEMS.

(a) When the applicant seeks to install a new conventional private sewage disposal system, the public sewer may be considered as not being available when such public sewer is located more than two hundred (200) feet from any property line or the sewer service agency has determined that a connection cannot be made.

(b) When the applicant seeks to repair/replace a conventional private sewage disposal system, the public sewer may be considered as not being available when such public sewer is located more than two hundred (200) feet from any building containing a drainage system or the sewer service agency has determined that a connection cannot be made.

713.4.1 ALTERNATE PRIVATE SEWAGE DISPOSAL SYSTEMS.

(a) When the applicant seeks to install a new alternate private sewage disposal system, the public sewer may be considered as not being available when such sewer is located more than one-half mile (2,640 feet) from any property line or the sewer service agency has determined that a connection cannot be made.

(b) When the applicant seeks to repair/replace an alternate private sewage disposal system, the public sewer may be considered as not being available when such public sewer is located more than one-half mile (2,640 feet) from any building containing a drainage system or the sewer service agency has determined that a connection cannot be made.

713.7 For the purpose of administering those requirements of Chapter 7 and Appendix H of this Code, pertaining to the approval, permitting and inspection of private sewage disposal systems, the Administrative Authority shall mean the Environmental Health Officer. All other requirements of this Code shall be regulated and enforced by the Building Official.

SECTION 714.0 - DAMAGE TO PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM

714.6 HOLDING TANKS. A holding tank for industrial/commercial waste shall be installed only when it is permitted by and is in conformance with standards and safeguards established by the Administrative Authority and the Health Officer to prevent anticipated surface or subsurface contamination or pollution, damage to the public sewer, or other hazardous or nuisance condition. (Holding tanks for all domestic or residential waste shall be prohibited.)

SECTION 721.0 - LOCATION

721.1 LOCATION OF SEWAGE DISPOSAL SYSTEMS. Except as provided in section 721.2 in the CPC, no building sewer or private sewage disposal system, or parts thereof, shall be located in any lot other than the lot which is the site of the building or structure served by such sewer or private sewage disposal system; nor shall any building sewer or private sewage disposal system or part thereof be located at any point having less than the minimum distances indicated in Table CPC Appendix H in this Code. Table 721.1 and Table H1.7 in the CPC are hereby deleted in their entirety.

APPENDIX CHAPTER H
PRIVATE SEWAGE DISPOSAL SYSTEM

H 1.0 PRIVATE SEWAGE DISPOSAL: GENERAL REQUIREMENTS

(A). Where permitted by Section 305.2 of the CPC the building sewer may be connected to a private sewage disposal system complying with the provisions of this Code. The type of system shall be determined on the basis of information contained in the soil report concerning location, soil porosity, groundwater, depth of fractured rock or impervious formations, and hillside stability, and shall be designed to receive all sanitary sewage from the property. The system, except as otherwise provided, shall consist of a septic tank with effluent discharging into a subsurface disposal field, into one or more seepage pits, into a combination of subsurface disposal field and seepage pits, into a mound system or into a subsurface sand filtration system, or other Alternative sewage disposal system as approved by the Administrative Authority pursuant to Section H 1.0(J).

(E). SEWAGE DISPOSAL EXPANSION AREA. All private sewage disposal systems shall be so designed that additional seepage pits, subsurface drain fields, mound systems or subsurface sand filtration systems, equivalent to at least 100% of the required original system, may be installed if the original system cannot absorb all the sewage. No division of the lot or erection of structures on the lot shall be made if such division or structure impairs the usefulness of the 100% expansion area.

(H). PRIVATE SEWAGE DISPOSAL RESTRICTIONS. When there is insufficient lot area or improper soil or geological conditions for adequate and safe sewage disposal for the building or land use proposed, and the Administrative Authority so finds, no building permit shall be issued and no private sewage disposal shall be permitted. Where space or soil conditions are critical, no building permit shall be issued until engineering data and test reports satisfactory to the Administrative Authority have been submitted and approved.

(J). APPROVAL OF ALTERNATE SYSTEMS. Alternate sewage disposal systems as defined in this Code may be installed only by special permission of the Administrative Authority which shall be given only if the Administrative Authority is satisfied that the systems will conform to the requirements in this chapter:

(H). Each dwelling unit shall be served by a separate septic tank, which may also be designed to serve accessory structures.

H 3.0 AREA OF DISPOSAL FIELDS AND SEEPAGE PITS The minimum effective absorptive area of disposal fields in square feet of trench bottom, and of seepage pits in square feet of sidewall, shall be predicated on the required septic tank capacity in gallons. The required absorption area shall be as set forth in Table CPC Appendix H-6 in this Code for disposal fields, and as set forth in Table H-4 in the CPC for seepage pits. In addition, disposal fields and seepage pits shall conform to the following:

1. When disposal fields are installed, a minimum of one hundred fifty (150) square feet of trench bottom shall be provided for each system exclusive of any hardpan, rock, clay or other impervious formations. Sidewall area in excess of the required twelve (12) inches and not to exceed thirty-six (36) inches below the leach line may be added to the trench bottom area when computing absorption areas. Such increase shall be limited to 50% of the required absorption area.
2. Where leaching beds are permitted in lieu of trenches, the area of each such bed shall be at least 50% greater than the requirement for trenches. Perimeter sidewall area in excess of the required twelve (12) inches and not to exceed thirty-six (36) inches below the leach line may be added to the trench bottom area when computing absorption area.
3. The minimum effective absorption area in any seepage pit shall be calculated as the excavated sidewall area below the inlet exclusive of any hardpan, rock, clay, or other impervious formation. The minimum required area of porous formation shall be provided in one or more seepage pits.

4. No excavation for a leach line or leaching bed shall extend within five (5) feet of the water table nor to a depth where sewage may contaminate an underground water stratum which may be usable for domestic purposes. The applicant shall supply satisfactory evidence of groundwater depth when required by the Administrative Authority.
5. Plastic leaching chambers shall be sized on bottom absorption area (nominal unit width) in square feet. The required area shall be calculated using Table H-6 in this Code with a 0.70 multiplier.
6. The maximum design capacity for any residential OWTS is 5000 gallons unless approved by the Authority Having Jurisdiction.
7. No portion of a leach line or leaching bed shall be installed under a paved surface.
8. All distribution areas of a leach line or leaching bed shall provide a minimum 15 feet horizontal setback to slope surface or fill.

H 4.0 **PERCOLATION TESTS**

(A) Disposal fields and seepage pits shall be sized in accordance with the percolation tests or analyses required by subsection (B) of this Section.

(B) In order to determine the absorption qualities of soils, the proposed site shall be subjected to percolation tests and/or hydrometer analyses performed under the supervision of a California-registered environmental health specialist, civil engineer, geologist or engineering geologist. Such tests or analyses shall be performed in accordance with standards established by the Administrative Authority.

(C) Each test shall be made with clear water in an excavation which has been thoroughly soaked prior to the test.

(D) No subsurface disposal field shall be permitted to serve a building if percolation test rates are greater than sixty (60) minutes per inch.

(E) No seepage pit shall be permitted to serve a building if the absorption capacity of the soil surrounding the pit is less than 0.83 gal./sq.ft./day.

(F) Test data shall be submitted on a form provided for that purpose and shall include such information as may reasonably be required by the Administrative Authority to determine the correctness and adequacy of the proposed disposal system.

H 7.0 **SEEPAGE PITS**

(A) The capacity of seepage pits shall be based on the quantity of liquid waste discharging thereunto, and on the character and porosity of the surrounding soil as determined by such tests as may be required and shall comply with Sec. CPC Appendix H-3 in this Code.

(B) Seepage pits may be used where conditions are unsatisfactory for the installation of leach lines or beds. In no case shall seepage pits extend more than sixty (60) feet below the surface of the ground, except when otherwise approved by the Authority Having Jurisdiction.

(C) Multiple seepage pit installations shall be connected through an approved distribution box or diversion valve and watertight piping laid on undisturbed or compacted soil.

(D) Each seepage pit shall be circular in shape and shall have an excavated diameter of not less than four (4) feet. Seepage pits shall be filled with clean rock 3/4 inches to 2½ inches in diameter, free from fines, except when otherwise approved by the Administrative Authority. Effluent shall be conducted to the bottom of the excavation by means of approved perforated pipe extending to the entire depth of the pit. Approval shall be obtained prior to construction for any pit having an excavation diameter greater than six (6) feet.

(E) Where groundwater is encountered, the bottom of the pit shall be backfilled with clean coarse sand at least ten (10) feet above the ground water encountered. The bottom of the pit shall not extend to within 10 feet of any bedrock formations (except when the pit is part of a subsurface sand filtration system), and shall not extend to within 10 feet of any impermeable soil or rock. For the purposes of this section, impermeable soil or rock shall mean soil or rock exhibiting an absorption rate of less than 0.83 gal/sq.ft./day.

(F) Each seepage pit shall have a minimum sidewall of ten (10) feet below the inlet.

(G) Connections between a septic tank and seepage pits shall be made with approved watertight pipe. Such pipe shall be laid on natural ground or compacted fill.

(H) Rock fill in seepage pits shall be covered with asphalt-treated building paper, and backfilled with a minimum of eighteen (18) inches of earth.

(I) Subsection (i) of Appendix Section H7 in the CPC is hereby deleted in its entirety.

H8.0 CESSPOOLS
(A) New and replacement cesspools are prohibited.
(B) Any increase in the number of plumbing fixture units or bedrooms in a structure connected to a cesspool is prohibited.

H **9.0 SUBSURFACE DISPOSAL OF INDUSTRIAL WASTE** The discharge of industrial waste into a soil absorption system shall be prohibited unless specifically approved by the Authority Having Jurisdiction.

H **13.0 ALTERNATE PRIVATE SEWAGE DISPOSAL SYSTEMS**
(A) DEFINITION. Alternate private sewage disposal systems are specially-designed, engineered, and approved private sewage disposal systems suitable for use in localities where the Administrative Authority has determined that the presence of shallow groundwater, rock, or adverse soil, geologic, or hydrologic conditions makes the use of conventional sewage disposal systems potentially hazardous to public health. Alternate private sewage disposal systems shall be limited to "mound" systems and "subsurface sand filtration" systems, "Supplemental Treatment" systems, or other Alternative private sewage disposal systems as approved by the Authority Having Jurisdiction.

(B) GENERAL REQUIREMENTS. Designs for alternate private sewage disposal systems may be accepted for review by the Administrative Authority when it has been adequately demonstrated that the character of the soil, geology, hydrology, or impacts to hydrologic features at or near the site is such that a conventional private sewage disposal system will not function in accordance with recognized health and sanitation standards. Such systems shall be designed by a qualified professional who shall submit written verification upon completion of an alternate private sewage disposal system that the installation is in conformance with the approved design.

Properties served by alternate private sewage disposal systems shall be located within an approved on-site wastewater management district or equivalent governmental agency capable of providing necessary maintenance and repair services for private sewage disposal systems within its boundaries. Such systems shall conform with all applicable rules and regulations adopted by said district or agency.

The design and construction of alternate private sewage disposal systems shall comply with the requirements of this Section and with other appropriate criteria established by the Administrative Authority.

Component parts of alternate private sewage disposal systems shall comply with the applicable setback requirements in Table CPC Appendix H-1 of this Code. The construction and capacity of septic tanks installed as components of alternate systems shall comply with Section H5 and Table H-2 in the CPC.

Leach lines, leaching beds, and seepage pits which are components of alternate systems shall comply with the applicable requirements of this Code. No portion of a distribution bed or related filter material which is a component of a mound or subsurface sand filtration system shall be installed under a walkway, parking area, driveway, or similar paved surface.

The sizing of mound, subsurface sand filtration systems, or alternative systems shall be based upon the percolation rate of the natural soil at the location and depth of the proposed system, and the number of bedrooms or plumbing fixture units, in accordance with this Code and other applicable standards for sizing conventional leachlines, leaching beds and seepage pits. No alternate private sewage disposal system shall be permitted where the percolation rate exceeds sixty (60) minutes per inch.

(C) MOUND SYSTEMS. A mound system is an alternate private sewage disposal system which utilizes pressurized piping to deliver effluent from a septic tank into an above-ground gravel distribution bed, from which the effluent percolates and is filtered through mounded sand fill into natural soil. Typical components of such systems include a septic tank, lift pump and wet well, pressurized effluent piping, a sand fill mound, a distribution bed composed of gravel filter material and perforated distribution piping, a cover of topsoil over the top and sloped sides of the mound.

The lift pump and wet well shall be designed to handle peak flow from the septic tank. In no case shall pump capacity be less than twenty (20) gallons per minute nor shall the pump motor be rated at less than one-half horsepower. The pump shall be approved for use in a sewage environment. The liquid holding capacity of the wet

well shall be at least 300 gallons for one or two-bedroom dwelling units. An additional 100 gallons capacity shall be provided for each bedroom in excess of two. Equivalent capacity shall be provided for occupancies other than dwellings based on fixture unit calculations as set forth in this Code.

The wet well shall be fitted with automatic high and low level pump controls. Operation of the lift pump shall not cause surges in the liquid level within the tank. An alarm device shall be installed which will provide audio and visual warning signals to occupants of the property in advance of any overflow from the wet well.

Mounds shall not be installed on a slope greater than 12%. The base of the mound shall be located at least two (2) feet above the highest known seasonal groundwater elevation at the site and two (2) feet above fractured bedrock, if any. Fill material comprising the mound shall be clean sand having a uniform grain size distribution within the acceptable range indicated on Table CPC Appendix H-7 of this Code. Conformance with this grain size standard shall be determined by sieve analysis performed on representative samples taken prior to placement of the fill material onto the mound. The slope of the sides of the mound shall be not steeper than 3 horizontal to 1 vertical.

Distribution beds shall be level and shall be located a minimum of five (5) feet above the highest known seasonal groundwater elevation at the site. Filter material comprising the bed shall be clean gravel varying in size from .75 inch to 2.5 inches. The total thickness of the bed shall be sufficient to provide a minimum of twelve (12) inches of filter material below, and at least two (2) inches of such material above all distribution piping within the bed. Distribution piping shall uniformly distribute effluent over the entire area of the bed. Distribution beds shall be of sufficient size to limit the application rate for effluent to not more than 1.5 gallons per square foot per day.

After filter material has been placed over the piping, the distribution bed shall be covered with untreated building paper, straw, or similar porous material to prevent closure of voids when earth covering is added. Topsoil shall be placed to a depth of at least twelve (12) inches over the top of the distribution bed, and shall be placed on the sloping sides of the mound to a thickness of at least six (6) inches.

(D) SUBSURFACE SAND FILTRATION SYSTEMS. A subsurface sand filtration system is an alternate private sewage disposal system which utilizes gravity to deliver effluent from a septic tank to a subsurface gravel distribution bed, from which the effluent is filtered through a bed of sand to reduce organic matter and pathogenic organisms, and thence percolates into natural soil. Typical components of such systems include a septic tank, effluent piping, a subsurface distribution bed composed of gravel filter material and perforated distribution piping, a sand filtration bed, and a leaching bed, leach lines, or seepage pits.

Distribution beds shall be designed and constructed in a manner similar to that set forth for mound systems in section (c) above, using approved, perforated gravity-flow piping in lieu of pressurized piping. Sand filtration beds shall extend not less than five (5) feet vertically below and five (5) feet horizontally from the edges of any distribution bed. Filtration material shall be clean sand having a uniform grain size distribution within the acceptable range indicated on Table CPC Appendix H-7 of this Code. Conformance with this grain size standard shall be determined by sieve analysis performed on representative samples taken prior to placement of the filtration material into the filter bed excavation.

(E) SUPPLEMENTAL TREATMENT. Supplemental Treatment means any OWTS or component of an OWTS, except a septic tank or dosing tank, which performs additional wastewater treatment so that the effluent meets a predetermined performance requirement prior to discharge of effluent into the dispersal field.

1. Supplemental Treatment Components required to meet Nitrogen reduction:
    a. Effluent from the supplemental treatment components designed to reduce nitrogen shall be certified by NSF (NSF/ANSI Standard 245) to meet a 50 percent reduction in total nitrogen when comparing the 30-day average influent to the 30-day average effluent.
2. Supplemental Treatment Components required to meet Pathogen reduction:
    a. Supplemental treatment components designed to perform disinfection shall be certified by NSF (NSF/ANSI Standard 40 or 245) to provide sufficient pretreatment of the wastewater so that effluent from the supplemental treatment components does not exceed a 30-day average TSS of 30 mg/L and shall further achieve an effluent fecal coliform bacteria concentration less than or equal to 200 Most Probable Number (MPN) per 100 milliliters.

3. Supplemental treatment components shall be inspected for proper operation quarterly while the system is in use by a service provider unless a telemetric monitoring system is capable of continuously assessing the operation of the disinfection system. Testing of the wastewater flowing from supplemental treatment components that perform disinfection shall be sampled at a point in the system after the treatment components and prior to the dispersal system and shall be conducted quarterly based on analysis of total coliform with a minimum detection limit of 2.2 MPN. All effluent samples must include the geographic coordinates of the sample's location. Effluent samples shall be taken by a service provider approved by the Authority Having Jurisdiction and analyzed by a California Department of Public Health certified laboratory.
4. Supplemental Treatment Components installed in lieu of "subsurface sand filtration" systems shall meet both Nitrogen and Pathogen reduction and other treatment requirements as required by the Authority Having Jurisdiction.
5. Supplemental Treatment Components shall be installed by a contractor with a valid C-42 license from the state of California and in accordance with manufacturer's specifications.

H 14.0 NONHAZARDOUS LIQUID WASTE TRANSFER FACILITIES

Definition: A Nonhazardous Liquid Waste Transfer Facility is a temporary holding facility for non-hazardous liquid waste from recreational vehicle holding tanks and portable toilets. A Nonhazardous Liquid Waste Transfer Facility consists of a holding tank, liquid waste loading area with washdown equipment, associated piping, and holding tank liquid level alarm system.

1. Holding tank construction shall be consistent with CPC section H5, with the following exceptions:
   (a) Baffles are not required
   (b) Only one access port is required
   (c) Tanks shall be traffic-rated IAPMO approved

2. All piping, including but not limited to materials, cleanouts, and venting, shall be consistent with CPC sections 715.0 through 720.0, inclusive.

3. Minimum setbacks for holding tanks shall be as follows:

Streams and Watercourses	50 feet
Wells	50 feet
Groundwater	5 feet
Structures	5 feet
Property Line	5 feet
On-Site Domestic Water Line	5 feet
Public Water Main	10 feet

4. Minimum holding tank capacity shall be not less than three times the anticipated daily loading to the holding tank and in no case shall be less than 1,000 gallons.

5. An alarm system constructed of durable, corrosion-resistant material shall be installed on each holding tank. This alarm shall give a conspicuous audio and visual indication whenever the tank becomes two-thirds full.

6. The liquid waste loading area shall consist of an impermeable, easily cleanable area designed and constructed in a manner which prevents the formation of insanitary conditions. A ¾ inch water hose connection shall be installed at the liquid waste loading area to allow connection of a hose for area washdown following holding tank pumping. An approved backflow prevention assembly shall be installed in the water service line to the hose connection. Provisions shall be made to store the washdown hose off the ground. A warning sign shall be posted at the water hose connection reading: DANGER - UNSAFE WATER.

7. Holding tanks shall be pumped by a licensed pumper as needed. Quarterly reports of holding tank pumping shall be submitted to the Ventura County Environmental Health Division by March 30, June 30, September 30, and December 31 of each year.

8. Offer to grant an easement to County Service Area 32 is required. A contractual maintenance agreement with a public utility may also be required.

H15.0 CLUSTERED SYSTEMS

(A) DEFINITION. Clustered systems are comprised of three or more private sewage disposal systems with soil absorption components located in a common area on a single legal lot.

(B) GENERAL REQUIREMENTS. All components of clustered systems shall comply with all applicable requirements of this Code pertaining to private sewage disposal systems and the following additional requirements:

1. The primary (installed) soil absorption components of the clustered system shall provide 200% of the minimum area calculated for each structure connected to the clustered system pursuant to Section H-3 of this Code.

2. Land area providing for complete replacement of the primary soil absorption components of the clustered system shall be set aside for future expansion, and shall conform with Table CPC Appendix H-1 of this Code.

3. a. For residential structures, each private sewage disposal system comprising the clustered system shall be connected to not more than one dwelling unit within a structure.

b. For non-residential structures, each private sewage disposal system comprising a clustered system shall be connected to one or more structures with a combined daily wastewater discharge not to exceed 1,500 gallons.

4. The soil absorption component of each private sewage disposal system within the clustered system shall be located at least sixteen horizontal feet from the soil absorption component of any other private sewage disposal system within the same clustered system.

5. When a clustered system is (or can become) located on land jointly owned by more than one owner of the structures served (e.g., condominium projects), an easement and agreement approved by the Environmental Health Division providing for access to inspect, maintain, and repair/replace the clustered system shall be recorded in the Office of the County Recorder.

6. A monitoring well, constructed and maintained in conformance with procedures adopted by the Administrative Authority, shall be provided in an approved location.

7. All distribution boxes within the clustered system shall be fitted with risers extending to finish grade elevation.

8. The applicant for each clustered system shall provide a signed statement from a California-Certified Engineering Geologist, certifying the following:

a. The proposed clustered system site is free against the potential hazard from landslide, excessive settlement and slippage.
b. Incorporation of geotechnical and geologic recommendations in concert with safe construction practices is anticipated to result in a site which is considered geotechnically and geologically suitable for the intended use and will not adversely affect adjoining properties.

TABLE CPC APPENDIX H-1
Superscript numbers refer to footnotes (1) through (10)

LOCATION OF SEWAGE DISPOSAL SYSTEMS

Minimum Horizontal Distance in Feet From:	Building Sewer	Septic Tank[9]	Disposal Field	Seepage Pit	Subsurface Sand Filtration System	Mound System
Building or Structures [1]	2	5	8	8	8	20[7]
Property line adjoining private property	Clear [2]	5	5	8	8	10
Private Water supply well on suction line	50[3]	50	100	150	100[8]	100
Streams, lakes, tidal waters or ocean waters	50	50	100	150	100	100
Large Trees	--	10	--	10	10	--
Seepage pits cesspools	--	5	5	12	--	--
Disposal Field	--	5	4[4]	5	--	--
On site domestic water service line	1[5]	5	5	5	5	5
Distribution Box	--	--	5	5	--	--

Pressure public water main	10[6]	10	10	10	10	10
Public water well	50[3]	50	150	200[10]	150-200[10]	150
Public water systems' surface water intake point	--	--	200-40010	200-40010	200-40010	200-40010

FOOTNOTES TO TABLE CPC APPENDIX H-1

NOTE: When disposal fields or seepage pits are installed in sloping ground, the minimum horizontal distance between any part of the leaching system and ground surface shall be fifteen (15) feet.

When facilities are located near tidal or ocean waters, the horizontal distance shall be measured from the historically most landward location of the beach at the mean high tide elevation. Structures or facilities shall be constructed in accordance with Federal, State and local laws to prevent erosion of the beaches and movement of the mean high tide closer than the horizontal distances specified above.

(1) Including porches and steps, whether covered or uncovered, breezeways, roofed port-cocheres, roofed patios, carports, covered walks, covered driveways and similar appurtenances.

(2) See Section 313.3 of the CPC.

(3) The distance may be reduced to not less than twenty-five (25) feet when approved metallic piping is installed. Where special hazards are involved, the distance required shall be increased as may be directed by the County Health Officer or the Administrative Authority.

(4) Plus two (2) feet for each additional foot of depth in excess of one (1) foot below the bottom of the drain line (see Section H6(i) of the CPC).

(5) See Section 720.0 of the CPC.

(6) For parallel construction. For crossings, approval by the Administrative Authority is required.

(7) This distance shall be increased to 30 feet when the system is located upslope of the structure.

(8) This distance shall be increased to 150 feet when seepage pits are used as a component of the system.

(9) Includes components of Supplemental Treatment

(10) Except as provided for in 10 (f) and 10 (g), new or replacement OWTS with minimum horizontal setbacks less than any of the following are not authorized:

(a) 150 feet from a public water well where the depth of the effluent dispersal system does not exceed 10 feet in depth.

(b) 200 feet from a public water well where the depth of the effluent dispersal system exceeds 10 feet in depth.

(c) Where the effluent dispersal system is within 600 feet of a public water well and exceeds 20 feet in depth the horizontal setback required to achieve a two-year travel time for microbiological contaminants shall be evaluated. A qualified professional shall conduct this evaluation. However in no case shall the setback be less than 200 feet.

(d) Where the effluent dispersal system is within 1,200 feet from a public water systems' surface water intake point, within the catchment of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 400 feet from the high water mark of the reservoir, lake or flowing water body.

(e) Where the effluent dispersal system is located more than 1,200 feet but less than 2,500 feet from a public water systems' surface water intake point, within the catchment area of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 200 feet from the high water mark of the reservoir, lake or flowing water body.

(f)For replacement OWTS that do not meet the above horizontal separation requirements, the replacement OWTS shall meet the horizontal separation to the greatest extent practicable. In such case, the replacement OWTS shall utilize supplemental treatment and other mitigation measures, unless the permitting authority finds that there is no indication that the previous system is adversely affecting the public water source, and there is limited potential that the replacement system could impact the water source based on topography, soil depth, soil texture, and groundwater separation.

(g) For new OWTS, installed on parcels of record existing at the time of the effective date of this Policy, that cannot meet the above horizontal separation requirements, the OWTS shall meet the horizontal separation to the greatest extent practicable and shall utilize supplemental treatment for pathogens as specified in section 10.8 of the State OWTS Policy and any other mitigation measures prescribed by the Authority Having Jurisdiction.

TABLE CPC APPENDIX H-2
SINGLE FAMILY DWELLINGS

Calculate septic tank capacity by both number of bedrooms and by number of plumbing fixture units. Use the capacity based on plumbing fixture units if greater than capacity based on number of bedrooms.

Number of Bedrooms	Septic Tank Capacity (gallons)	Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
3 or less	1,000	25 or less	1,000
4	1,200	26-33	1,200
5-6	1,500	34-45	1,500
Additional Bedrooms	Add 150 gallons capacity per bedroom in excess of 6	46-55	2,000
		56-60	2,250
		61-70	2,500
		71-80	2,750
		81-90	3,000
		91-100	3,250
		Over 100	Add 25 gallons capacity per fixture unit in excess of 100

NON-RESIDENTIAL STRUCTURES

Calculate septic tank capacity based solely on number of plumbing fixture units.

Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
20 or less	1,000
21-25	1,200
26-33	1,500
34-45	2,000
46-55	2,250
56-60	2,500
61-70	2,750
71-80	3,000
81-90	3,250
91-100	3,500
Over 100	Add 25 gallons capacity per plumbing fixture unit in excess of 100

Note: Where tank size is not commercially available for calculated capacity, round up to the next available size.

TABLE CPC APPENDIX H-6
(Letters in parenthesis refer to footnotes below)

ABSORPTION AREA REQUIREMENTS

Percolation Rate (Time in minutes required for water to fall one inch)	Required Absorption Area (Sq. ft. per bedroom using standard leach lines.) See notes (a) through (e) below.
1 or less	75
2	85
3	100
4	115
5	125
10	165
15	190
30	250
45	300
60	330
over 60 (e)	---

(a) Sufficient usable land area must be available to provide 100% expansion of required absorption area when/if necessary. See Section CPC APPENDIX H-1(d) in this Code.

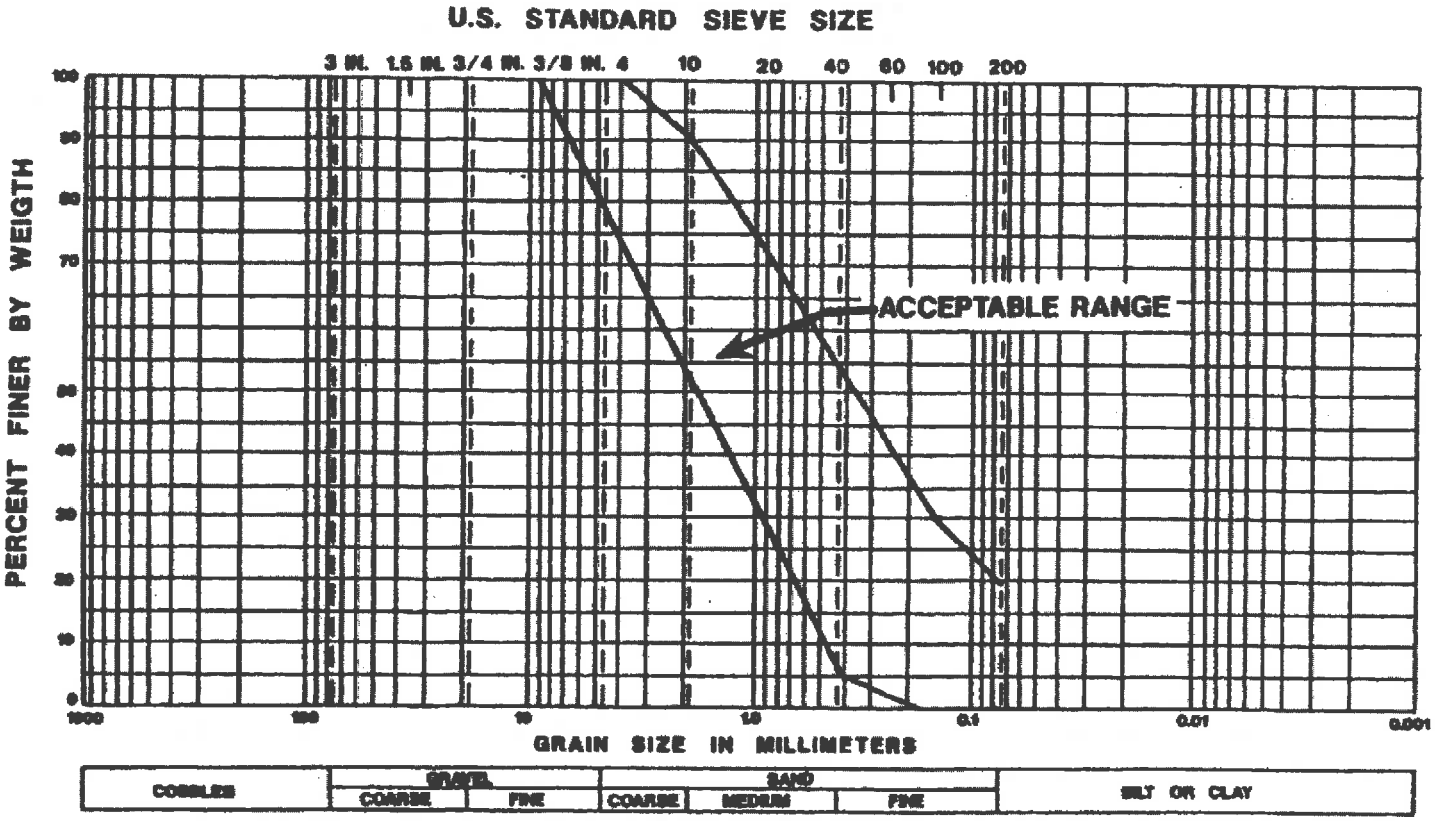
(b) Absorption area should be sufficient to accommodate increased future use stemming from the addition of bedrooms or conversion of unfinished spaces to bedroom use, whenever such changes can reasonably be anticipated.

(c) The absorption area for leach lines and leaching beds is calculated as trench bottom area only except as provided in Section CPC APPENDIX H-3 in this Code. Minimum required area for leaching trenches is 150 sq. ft.

(d) The above table allows for the connection of domestic food waste units and automatic clothes washing machines without further increase in absorption area.

(e) Soil having a percolation rate over 60 min/inch is unsuitable for installation of an absorption system.

TABLE CPC APPENDIX H-7



GRADATION CURVE

ARTICLE 8 - AMENDMENTS TO THE UNIFORM HOUSING CODE (UHC)

CHAPTER 1 – TITLE AND SCOPE

SECTION 104 – APPLICATION TO EXISTING BUILDINGS AND STRUCTURES.

104.2 RELOCATION. Buildings or structures moved into or within the County shall comply with the provisions of Article 2, Chapter 42 in this Code.

105 GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this Code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

CHAPTER 2 – ENFORCEMENT

SECTION 203 – APPEALS BOARD

203.1 GENERAL. The Housing Advisory and Appeals Board, for the purposes of this Article, shall be the General Board of Appeals as set forth in Article 2, Chapter 1, Section 113 in this Code. Appeals to the Board shall be processed in accordance with the provisions contained in Section 1201 in the UHC.

SECTION 204 – VIOLATIONS AND PENALTIES. See Article 2, Chapter 1, Section 114 in this Code.

CHAPTER 3 – PERMITS AND INSPECTIONS

SECTION 302 – FEES. Refer to Article 2, Chapter 1, Section 109 in this Code.

CHAPTER 10 – SUBSTANDARD BUILDINGS

SECTION 1001 – DEFINITION

For the purpose of Clarity, section 17920.3 of the California Health and Safety Code is repeated below:

17920.3. Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to the following:
  (1) Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
  (2) Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
  (3) Lack of, or improper kitchen sink.
  (4) Lack of hot and cold running water to plumbing fixtures in a hotel.
  (5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
  (6) Lack of adequate heating.
  (7) Lack of, or improper operation of required ventilating equipment.
  (8) Lack of minimum amounts of natural light and ventilation required by this Code.
  (9) Room and space dimensions less than required by this Code.
  (10) Lack of required electrical lighting.
  (11) Dampness of habitable rooms.
  (12) Infestation of insects, vermin, or rodents as determined by the health officer.
  (13) General dilapidation or improper maintenance.

(14) Lack of connection to required sewage disposal system.
(15) Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

(b) Structural hazards shall include, but not be limited to, the following:
(1) Deteriorated or inadequate foundations.
(2) Defective or deteriorated flooring or floor supports.
(3) Flooring or floor supports of insufficient size to carry imposed loads with safety.
(4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
(5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
(6) Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
(7) Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
(8) Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
(9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

(c) Any nuisance.

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

(g) Faulty weather protection, which shall include, but not be limited to, the following:
(1) Deteriorated, crumbling, or loose plaster.
(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
(3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(i) All materials of construction, except those which are specifically allowed or approved by this Code, and which have been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code [Currently the 2006 International Building Code].

(l) All buildings or portions thereof not provided with adequate exit facilities as required by this Code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this Code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.
(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.
(o) Inadequate structural resistance to horizontal forces.

"Substandard building" includes a building not in compliance with [Health and Safety Code] Section 13143.2. However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

CHAPTER 12 – APPEAL

SECTION 1201 – GENERAL

1201.2 PROCESSING OF APPEAL. Upon receipt of any appeal filed pursuant to Section 1201 in the UHC, the Building Official shall present it at the next regular or special meeting of the Board of Appeals. The Building Official may, under the applicable procedures set forth in this Code, request and initiate a hearing before the Board of Appeals on any matter related to a substandard building or the premises on which it is located.

CHAPTER 14 – ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS

SECTION 1401 – COMPLIANCE

1401.1 GENERAL. After any order of the Building Official or a Board of Appeals made pursuant to this Code shall have become final, no person to whom any such order is directed shall fail, neglect, or refuse to obey any such order. Any such person who fails to comply with any such order shall be guilty of a misdemeanor or infraction.

ARTICLE 9 - AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (DBC)

CHAPTER 1 – TITLE AND SCOPE

SECTION 104 – GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this Code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

CHAPTER 2 – ENFORCEMENT

SECTION 203 – VIOLATIONS AND PENALTIES. See Article 2, Chapter 1, Section 114 in this Code.

SECTION 205 – APPEALS BOARD. The appeals Board for the purposes of the Dangerous Buildings Code shall be the General Board of Appeals as set forth in Article 2 Section 113 in this Code. Appeals to the Board shall be processed in accordance with the provisions contained in Section 501 in the DBC.

CHAPTER 5 – APPEAL

SECTION 501 – GENERAL

501.2 PROCESSING OF APPEAL. Upon receipt of any appeal filed pursuant to Section 501 in the DBC, the Building Official shall present it at the next regular or special meeting of the Board of Appeals. The Building Official may, under the applicable procedures set forth in this Code, request and initiate a hearing before the Board of Appeals on any matter related to a dangerous building or the premises on which it is located.

CHAPTER 7 – ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS

SECTION 701 – COMPLIANCE

701.1 GENERAL. After any order of the Building Official or a board of appeals made pursuant to this Code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order shall be guilty of a misdemeanor/infraction.

ARTICLE 10 - AMENDMENTS TO APPENDIX CHAPTER A1 OF THE 2013 CALIFORNIA EXISTING BUILDING CODE (CEBC)

APPENDIX CHAPTER A1 - SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS

SECTION A101 – PURPOSE

The purpose of this Article is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings.

The provisions of this Article are intended as minimum standards for structural seismic resistance established primarily to reduce the risk of life loss or injury. Compliance with these standards will not necessarily prevent loss of life or injury or prevent earthquake damage to rehabilitated buildings.

A102.1 SCOPE. The provisions of this Article shall apply to all existing buildings in which were constructed or under construction, or for which a building permit was issued, prior to May 10, 1962, having at least one unreinforced masonry wall. Except as provided herein, all other provisions of the California Building Code shall apply.

EXCEPTIONS: This Article shall not apply to:

1. Detached one or two story family dwellings, detached apartment houses containing less than 5 dwelling units and used solely for residential purposes, and hotels/motels containing less than 5 guest rooms.
2. Essential Facilities as defined in Table 1604.5 of the California Building Code.
3. Hazardous Facilities as defined in Table 1604.5 of the California Building Code.
4. Existing electrical, plumbing, mechanical or fire safety systems.

A102.2 GENERAL AMENDMENTS. See Article 2, Chapter 1 for amendments of general application to this Code. Where there is a conflict between the general amendments and specific ones found herein, the more restrictive shall apply.

SECTION A103 DEFINITIONS

HIGH RISK BUILDING is any building, other than an essential or hazardous building, having an occupant load of 100 occupants or more as determined by Section 1004 and Table 1004.1.2 of the California Building Code.

EXCEPTIONS: A high risk building shall not include the following:

1. Any building having exterior walls braced with masonry crosswalls or woodframe crosswalls spaced less than 40 feet apart in each story. Crosswalls shall be full-story height with a minimum height of 1-1/2 times the story height.
2. Any building used for its intended purpose, as determined by the Building Official for less than 20 hours per week.

LOW RISK BUILDING is any building, other than an essential or hazardous building, having an occupant load of less than 20 occupants as determined by Section 1004 and Table 1004.1.2 of the California Building Code.

MEDIUM RISK BUILDING is any building, not classified as a high-risk building or an essential or hazardous building, having an occupant load of 20 occupants or more as determined by Section 1004 and Table 1004.1.2 of the California Building Code.

A103.1 Rating Classifications. The rating classifications identified in Table A-9-A are hereby established and each building within the scope of this Article shall be placed in one such rating classification by the Building Official. The total occupant load of the entire building as determined by Section 1004 and Table 1004.1.2 of the California Building Code shall be used to determine the rating classification.

EXCEPTION: For purposes of this Article, portions of buildings constructed to act independently when resisting seismic forces may be placed in separate rating classifications.

A103.2 Compliance Requirements.

1. The owner of each building within the scope of this Article shall, upon service of an order and within the time limits set forth in this Article, cause a structural analysis to be made of the building by an engineer or architect licensed by the state to practice as such and, if the building does not comply with earthquake standards specified in this Article, the owner shall cause it to be structurally altered to conform to such standards or shall cause the building to be demolished.
2. The owner of a building within scope of this Article shall comply with the requirements set forth above by submitting to the Building Official for review within the stated time limits:
    a. Within 270 days after service of the order, a structural analysis, which is subject to approval by the Building Official, and which shall demonstrate that the building meets the minimum requirements of this Article; or
    b. Within 270 days after service of the order, the structural analysis and plans for structural alterations of the building to comply with this Article; or
    c. Within 120 days after service of the order, plans for installation of wall anchors in accordance with the requirements specified in Section A113 of the UCBC; or
    d. Within 270 days after service of the order, plans for the demolition of the building.
3. After plans are submitted and approved by the Building Official, the owner shall obtain a building permit and then commence and complete the required construction or demolition within the time limits set forth in Table No. A-9-B. These time limits shall begin to run from the date the order is served in accordance with Section A101.4.2, except that the time limit to commence structural alteration or demolition shall begin to run from the date the building permit is issued.
4. Owners electing to comply with A103.3 of this section are also required to comply with Sections A103.2 or A103.4 of this section provided, however, that the 270-day period provided for in Items A103.2 or A103.4 and the time limits for obtaining a building permit and to complete structural alterations or building demolition set forth in Table A-9-B shall be extended in accordance with Table No. A-9-C. Each such extended time limit shall begin to run from the date the order is served in accordance with Section A101.4 except that the time limit to commence structural alterations or demolition shall begin to run from the date the building permit is issued.

A103.3 Administration.

A103.3.1 Order - Service.

1. The Building Official shall, in accordance with the priorities set forth in Table No. A-9-C, issue an order to the owner or owners of each of the buildings within the scope of this Article as provided in this section.
2. Prior to the service of an order as set forth in Table No. A-9-C, a bulletin may be issued to the owner as shown upon the last equalized assessment roll or to the person in apparent charge or control of a building considered by the Building Official to be within the scope of this Article. The bulletin may contain information the Building Official deems appropriate. The bulletin may be issued by mail or in person.

A103.3.2 Order - Priority of Service. Priorities for the service of the order for buildings within the scope of this Article shall be in accordance with the rating classification as shown on Table No. A-9-C. Within each separate rating classification, the priority of the order shall normally be

based upon the occupant load of the building. The owners of the buildings housing the largest occupant loads shall be served first. The minimum time period prior to the service of the order as shown on Table No. A-9-C shall be measured from the effective date of this Article. The Building Official may, upon receipt of a written request from the owner, order such owner to bring his building into compliance with this Article prior to the normal service date for such building set forth in this Article.

A103.3.3 Order - Contents. The order shall be in writing and shall be served either personally or by certified or registered mail upon the owner as shown on the last equalized assessment roll, and upon the person, if any, in apparent charge or control of the building. The order shall specify that the building has been determined by the Building Official to be within the scope of this Article and, therefore, is required to meet the minimum seismic standards of this Article. The order shall specify the rating classification of the building and shall be accompanied by a copy of Section A103 which sets forth the owner's alternatives and time limits for compliance.

A103.3.4 Appeal from Order. The owner of the building may appeal the Building Official's initial determination that the building is within the scope of this Article to the Board of Appeals established by Section 113 of the Ventura County Building Code. Such appeal shall be filed with the Board within 60 days from the service date of the order described in Section A103.4 Any such appeal shall be decided by the Board no later than 90 days after filing and the grounds thereof shall be stated clearly and concisely. Requests for modifications from any other determinations, orders or actions by the Building Official pursuant to this Article shall be made in accordance with the procedures established in Sections 104.10 and 104.11 of the California Building Code.

A103.3.5 Recordation. At the time that the Building Official serves the aforementioned order, the Building Official shall also file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Article and is a potentially earthquake hazardous building. The certificate shall also state that the owner thereof has been ordered to structurally analyze the building and to structurally alter or demolish it where compliance with this Article has not been demonstrated.

If the building is either demolished, found not to be within the scope of this Article or is structurally capable of resisting minimum seismic forces required by this Article as a result of structural alterations or an analysis, the Building Official shall file with the Office of the County Recorder a form terminating the status of the subject building as being classified within the scope of this Article.

A103.3.6 Enforcement. If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this Article within any of the time limits set forth in Section A103.3, the Building Official shall verify that the owner of record of this building has been properly served. If the order has been served on the owner of record, then the Building Official shall order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within 90 days after the date the building has been ordered vacated or such additional time as may have been granted by the Board of Appeals, the Building Official may order its demolition in accordance with the provisions of Section 102 of the California Building Code.

TABLE NO. A-9-A RATING CLASSIFICATIONS	
TYPE OF BUILDING	CLASSIFICATION
Essential Building	I
Hazardous Building	I
High-Risk Building	II
Medium-Risk Building	III
Low-Risk Building	IV

TABLE NO. A-9-B TIME LIMITS FOR COMPLIANCE			
Required Action by Owner	Obtain Building Permit Within	Commence Construction Within	Complete Construction Within
Structural Alteration or Building Demolition	1 year[1]	180 days[2]	3 years[2]
Wall Anchors	180 days[1]	270 days[2]	1 year[2]

[1]Measured from date of service of order.
[2]Measured from date of building permit issuance.

TABLE A-9-C EXTENSIONS OF TIME AND SERVICE PRIORITIES			
Rating Classification	Occupant Load	Extension of Time if Wall Anchors are Installed	Periods for Service of Order
I (Highest Priority)	N/A	N/A	N/A
II	100 or more	1 year	180 days
III-A	100 or more	1 year	1 year
III-B	More than 50 but Less than 100	1 year	2 years
III-C	More than 19 but Less than 51	1 year	3 years
IV (Lowest Priority)	Less than 20	1 year	4 years

ADOPTED this 10th day of December, 2013 by the following vote:

AYES: Supervisors Bennett, Long, Zaragoza, and Foy

NOES: None

ABSENT: Supervisor Parks

Chair, Board of Supervisors

ATTEST:

Michael Powers,
Clerk, Board of Supervisors

By
Deputy Clerk

RESOLUTION NO. 13080

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA ADOPTING EXPRESS FINDINGS REGARDING MODIFICATION OF UNIFORM AND INTERNATIONAL CODES WHICH REGULATE BUILDINGS SUBJECT TO THE STATE HOUSING LAW

WHEREAS, by the enactment of uniform statewide building law, and mandate that local governments adopt Uniform Building Code (UBC) *[Currently the 2012 International Building Code, (IBC)]* and California Building Standards Code (CBSC), the California State Legislature has shown its intent to preempt local governments from legislating on the subject, except as narrowly permitted under Health and Safety Code. *Leslie v. Superior Court* (1999) 73 Cal.App.4th 1042; and

WHEREAS, pursuant to Health and Safety Code Sections 17958.5 and 17958.7, a County may make such modifications in the requirements of the regulations adopted pursuant to Health and Safety Code Section 17922 as it determines to be reasonably necessary because of local conditions if it makes express findings that such modifications are needed and if such findings, together with the modifications, are made public records on file with the Building Official, and filed with the California Building Standards Commission pursuant to Health and Safety Code Section 17958.7; and

WHEREAS, pursuant to the decision in the case of *Baum Electric Co. v. City of Huntington Beach* (1973) 33 Cal. App. 3rd 573, a County may make such modifications in the requirements of the regulations adopted pursuant to Health and Safety Code Section 17922 as it deems to be reasonably necessary in order to safeguard life and property if it makes express findings that such modifications are needed and if such findings, together with the modifications, are made public records on file with the Building Official; and

WHEREAS, the County has made minor modifications in the requirements of the regulations adopted pursuant to Health and Safety Code Sections 17922 and 17958.5, as it has reasonably deemed necessary to safeguard life and property and which reflect local conditions, and are more stringent than their corresponding UBC *[Currently the 2012 International Building Code, (IBC)]* and CSBC regulations (*Griffith v. City of Santa Cruz* (2012) 207 Cal.App.4th 982).

NOW, THEREFORE, BE IT RESOLVED that it is reasonably necessary because of local climatic, geological, or topographical conditions to modify certain sections of the international, uniform and California codes as shown on the attached "Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)."

EXHIBIT 5

Upon motion of supervisor Bennett, seconded by Supervisor Zaragoza, and duly carried, the foregoing resolution was approved on December 10, 2013.

Chair, Board of Supervisors

ATTEST:

Michael Powers,
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

EXHIBIT 5

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
General	General	General	Administrative	General amendments to all of the codes proposed for adoption into the 2013 Ventura County Building Code (VCBC) have been made for formatting, renumbering, minor editorial, clarification of existing provisions, etc. The International Code Council is reflected as the producer of the International Building Code, International Residential Code, as well as the International Existing Building Code.
1	1	101.1(b)	Administrative	This section lists the updated model codes proposed for adoption.
1	2 through 9	101 and 102	Administrative	The changes in these sections of these Chapters reflect adoption and amendments of the 2013 California Building Code (CBC), 2013 California Residential Code (CRC), 2013 California Electrical Code (CEC), 2013 California Mechanical Code (CMC), 2013 California Plumbing Code (CPC), 1997 Uniform Housing Code (UHC), 1997 Uniform Code for the Abatement of Dangerous Buildings (DBC) and Appendix Chapter A1 of the 2013 California Existing Building Code (UCADB).
2	1	101.1, through 101.10	Administrative	Carry forward sections 101.1 through 101.10 of the 2010 Ventura County Building Code.
2	1	102.1 through 102.6	Administrative	Carry forward sections 102.1 through 102.6 of the 2010 Ventura County Building Code.
2	1	103.1 through 103.3	Administrative	Carry forward sections 103.1 through 103.3 of the 2010 Ventura County Building Code.
2	1	104.1, through 104.10	Administrative	Carry forward sections 104.1 through 104.10 of the 2010 Ventura County Building Code.
2	1	104.10.1	Administrative	This amendment clarifies the applicability of Section R322 when modifying Floodplain construction standards
2	1	104.11, 104.11.1, and 104.11.2	Administrative	Carry forward sections 104.11, 104.11.1, and 104.11.2 of the 2010 Ventura County Building Code.
2	1	105.1, through 105.1.4.3	Administrative	Carry forward sections 105.1 through 105.1.4.3 of the 2010 Ventura County Building Code.
2	1	105.2	Administrative	This section carries forward existing language from the 2010 VCBC while also amending "BUILDING" items 1, 2, 10, and 12 through 16. The particular amendments clarify the application of these provisions by better focusing on the

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
				intended exemption construction, as well as eliminating un-needed provisions (item 12).
2	1	105.2.1, through 105.2.4	Administrative	Carry forward sections 105.2.1 through 105.2.4 of the 2010 Ventura County Building Code..
2	1	105.3 through 105.9	Administrative	Carry forward sections 105.3 through 105.9 of the 2010 Ventura County Building Code.
2	1	106.1 through 106.3	Administrative	Carry forward sections 106.1 through 106.3 of the 2010 Ventura County Building Code.
2	1	107.1 through 107.2.4	Administrative	Carry forward sections 107.1 through 107.2.4 of the 2010 Ventura County Building Code.
2	1	107.2.5, through 107.2.5.1	Administrative	These sections carry forward existing VCBC language and are amended for clarification to reflect where the lowest habitable floor is measured from for Coastal High Hazard Flood Zones.
2	1	107.3 through 107.6.2	Administrative	Carry forward sections 107.3 through 107.6.2 of the 2010 Ventura County Building Code.
2	1	108.1 through 108.4	Administrative	Except for a note advising the reader to see Chapter 42, These Sections carry forward existing VCBC language without change.
2	1	109.1 through 109.5	Administrative	Carry forward sections 109.1 through 109.5 of the 2010 Ventura County Building Code.
2	1	109.6	Administrative	This Section carries forward, and amends, existing VCBC language. Building and Safety cannot refund fees collected and passed on to other entities such as the state of California. In addition, the technology surcharge fee is non-refundable as the technology funded by the fee is used and expended on all permit applications up to and through permit issuance.
2	1	109.7	Administrative	Carry forward sections 109.7 of the 2010 Ventura County Building Code.
2	1	110.1 through 110.6	Administrative	Carry forward sections 110.1 through 110.6 of the 2010 Ventura County Building Code.
2	1	111.1 through 111.4	Administrative	Carry forward sections 111.1 through 111.4 of the 2010 Ventura County Building Code.
2	1	112.1 through 112.4.	Administrative	Carry forward sections 112.1 through 112.4 of the 2010 Ventura County Building Code.
2	1	113.1 through 113.5	Administrative	These Sections carry forward, and amend, existing VCBC language by clarifying the purpose of the General Board of Appeals in

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
				relation to Section 17920.5 of the Health and Safety Code, redefine the General Board of Appeals to hear all appeals related to this code, (Except Grading), and eliminates unnecessary appeal boards.
2	1	114.1 through 114.9	Administrative	Carry forward sections 114.1 through 114.9 of the 2010 Ventura County Building Code..
2	1	115.1 through 115.3	Administrative	Carry forward sections 115.1 through 115.3 of the 2010 Ventura County Building Code.
2	1	116.1 through 116.5	Administrative	Carry forward sections 116.1 through 116.5 of the 2010 Ventura County Building Code..
3	1	R301.1.1.1	Administrative	Delete section R301.1.1.1 of the 2013 California Residential Code and carry forward Section 301.1.1.1 of the 2010 Ventura County Building Code
3	1	R327.1.1	Administrative	Delete section R327 of the 2013 California Residential Code and carry forward Section R327 of the 2010 Ventura County Building Code
3	1	R401.1	Geological	Delete section R401.1 of the 2013 California Residential Code and carry forward Section R401.1 of the 2010 Ventura County Building Code
3	1	R403.1.2 through R403.1.4	Geological	Delete sections R403.1.2 and R403.1.3 from the 2013 California Residential Code and carry forward Section R403.1.2 through R403.1.4 of the 2010 Ventura County Building Code
3	1	R403.1.5	Geological, Topographical	Delete section R403.1.5 from the 2013 California Residential Code and carry forward Section R403.1.5 of the 2010 Ventura County Building Code
3	1	R404.2	Geological, Topographical	Delete section 404.2 from the 2013 California Residential Code and carry forward Section R404.2 of the 2010 Ventura County Building Code
3	1	R802.8	Geological	Delete section R802.8 from the 2013 California Residential Code and carry forward Section R802.8 of the 2010 Ventura County Building Code
3	1	R802.10	Administrative	Delete section R802.10 from the 2010 VCBC.
3	1	R902.1.1, through R902.2	Climatic	Delete section R902.1.1, R902.1.2, and R902.1.3 from the 2013 California Residential Code and carry forward Section R902.1.1, R902.1.2, R902.1.3, and R902.2 of the 2010 Ventura County Building Code
3	1	R1001.3.1	Geological	Delete Section R1001.3.1 of the 2013 California Residential Code and carry forward Section R1001.3.1 of the 2010 VCBC without change.

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
4	2	200 and 201	Administrative	These Sections carry forward existing VCBC language without change.
4	2	202	Administrative	This Section carries forward, and amends, existing VCBC language by referencing the "California" versions of the plumbing and building code for the purposes of appendix adoptions. It also redefines the "Building Official" for the purposes of investigating unpermitted construction and substandard housing.
4	7A	701A.2 and 701A.3	Topographic and Climatic	These sections are deleted from the 2013 CBC and sections 701A.2 and 701A.3 of the 2010 VCBC are carried forward.
4	7A	702A	Topographic and Climatic	Delete the definition of "Fire Hazard Severity Zones" from section 702A of the 2013 CBC and carry forward the definition of "Fire Hazard Severity Zones" from section 702A of the 2010 VCBC.
4	7A	704A.3	Topographic and Climatic	Delete item #3 from section 704A.3 of the 2013 California Building Code and carry forward Section 704A.3 of the 2010 Ventura County Building Code
4	7A	705A.2	Topographic and Climatic	Delete section 705A.2 from the 2013 California Building Code and carry forward section 705A.2 of the 2010 Ventura County Building Code
4	7A	706A.3	Topographic and Climatic	Delete section 706A.3 from the 2013 California Building Code and carry forward section 706A.3 of the 2010 Ventura County Building Code
4	7A	706A3.1	Topographic and Climatic	Carry forward section 706A.3.1 of the 2010 Ventura County Building Code.
4	7A	711A	Administrative	Carry forward section 711A of the 2010 Ventura County Building Code
4	15	1505.1.1 through 1505.1.3	Topographic and Climatic	Delete sections 1505.1.1, 1505.1.2, and 1505.1.3, of the 2013 California Building Code and carry forward Section 1505.1.1, 1505.1.2, and 1505.1.3 of the Ventura County Building Code
4	15	1505.6	Topographic and Climatic	Delete section 1505.6 of the 2013 California Building Code and carry forward Section 1505.6 of the 2010 Ventura County Building Code
4	16	1612.2	Administrative	Carry forward the following definition from the 2010 Ventura County Building Code and relocate it to Article 4, Chapter 2
4	16	1613.6	Geological	Carry forward Section 1613.8 of the 2010 Ventura County Building Code
4	16	1613.7	Geological	Carry forward Section 1613.9 of the 2010 Ventura County Building Code.
4	16	1613.8	Geological and	Carry forward Section 1613.10 of the 2010

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
			Topographic	Ventura County Building Code
4	17	1704.8	Geological and Topographical	Delete section 1705.8 of the 2013 California Building Code and carry forward Section 1704.9 from the 2010 Ventura County Building Code
4	18	1803.1	Geological	Delete section 1803.1 of the 2013 California Building Code and carry forward Section 1803.1 of the 2010 Ventura County Building Code
4	18	1803.5.3,	Geological	Delete section 1803.5.3 of the 2013 California Building Code and carry forward, and amend, Section 1803.5.3 of the 2010 Ventura County Building Code
		1803.5.3.1	Geologic	Carry forward section 1803.5.3.1 of the 2010 Ventura County Building Code
4	18	1805.1.4	Geological and Climatic	Carry forward Section 1805.1.4 of the 2010 Ventura County Building Code
4	18	1807.1.4	Geological	Delete section 1807.1.4 of the 2013 California Building Code and carry forward Section 1807.1.4 of the 2010Ventura County Building Code
4	18	1808.6	Geological	Delete section 1808.6 of the 2013 California Building Code and carry forward, and amend, Section 1808.6 of the 2010 Ventura County Building Code
4	18	1809.3, and 1809.4	Geological and Topographical	Delete sections 1809.3, and 1809.4 of the 2013 California Building Code and carry forward, and amend, sections 1809.3 and 1809.4 of the 2010 Ventura County Building Code
4	18	Table 1809.7	Geological and Topographical	Delete Table 1809.7 of the 2013 California Building Code and Carry forward Table 1809.7(1) of the 2010 Ventura County Building
4	23	2306.3	Geological	Amend section 2306.3 of the 2013 California Building Code and carry forward, and amend, section 2306.3 of the 2010 Ventura County Building Code
4	23	Tables 2306.3(1) through 2306.3(3)	Geological	Delete Tables 2306.3(1), 2306.3(2), and 2306.3(3) from the 2013 California Building Code and Carry forward Table 2306.3(1) to the 2013 Ventura County Building Code
4	23	2306.7	Geological	Delete section 2306.7 of the 2010 Ventura County Building Code.
4	23	2308.6	Geological	Delete Section 2308.6 of the 2013 California Building Code and Carry forward Section 2308.6 of the 2010 Ventura County Building Code language.
4	40	All	Administrative	Carry forward Chapter 40of the 2010 VCBC in its entirety. Chapter 40 is based on Health and Safety Code, Division 13, Part 2.5, Chapter 4.5, for Strawbale construction.
4	40	40.1.1 through	Geological	These Sections are carried forward to the 2013 VCBC to provide engineering design

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
		40.1.5		requirements for the lateral and vertical force resisting systems in strawbale buildings.
4	40	40.2	Geological	This Section is carried forward to the 2013 VCBC to restrict the height of strawbale buildings due to the alternative nature of the strawbale materials and because Ventura County is a seismically active county.
4	40	40.3	Geological and Administrative	This Section is carried forward to the 2013 VCBC to define the enforcing agency for strawbale buildings as the building and safety division. It also eliminates a definition of "load bearing" found in State regulations because Strawbale materials in Ventura County are not allowed to carry lateral and vertical forces due to seismic activity.
4	40	40.4	Geological and Topographical	This Section is carried forward to the 2013 VCBC and eliminate a provision found in State regulations that would allow strawbale materials to carry lateral and vertical force due to seismic activity in Ventura County.
4	40	40.5 through 40.9	Climatic, Topographical	These Sections are carried forward to the 2013 VCBC and eliminate provision in the State regulations that allow strawbale materials to carry lateral and vertical force due to seismic activity in Ventura County.
4	41	All	Administrative	Carry forward Chapter 41 of the 2010 VCBC. These regulations are based on Title 25, Division 1, Chapter 1, Subchapter 1, Article 8 of the Code of California Regulations related to Limited Density Owner-Built Rural Dwellings. References to Section numbers from Article 8 (CCR) are changed to be consistent with the VCBC numbering scheme. Additionally, this amendment revises the text from "Article" to "Chapter" for consistency and changes "enforcing agency" to "building official" to account for the local authority.
4	41	41.3, 41.3.1, 41.3.2, 41.3.3 and 41.3.4	Geological, Topographical, and Administrative	The amendments in the adopted Regulations are due to Ventura County's unique geology and topography; these amendments are necessary to define, or further define, "Limited Density Owner-Built Rural Dwellings, "Rural", and "Sound Structural Condition" in Ventura County.
4	41	41.4	Administrative	This amendment to the adopted Regulations extends the amount of time an owner must own and occupy a dwelling constructed under these provisions.
4	41	41.6	Administrative	This amendment to the adopted Regulations

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
				clarifies the appeal process for these types of buildings and structures.
4	41	41.7	Administrative	This amendment to the adopted Regulations specifies that a Certificate of Occupancy "Shall" be recorded on parcels with these types of buildings and structures.
4	41	41.10	Administrative	This amendment to the adopted Regulations adds a stipulation that an owner must acknowledge the occupancy requirements of these types of buildings and structures.
4	41	41.14	Administrative	This amendment to the adopted Regulations makes permit expirations for these types of buildings and structures consistent with existing county requirements.
4	41	41.15, 41.16 and 41.17	Administrative	This amendment to the adopted Regulations gives the building official some discretion when determining the required inspections for these types of buildings and structures and is consistent with existing inspection requirements, except, in this case, the building official "may" not require inspections where determined not necessary for compliance.
4	41	41.21	Administrative	This amendment to the adopted Regulations is intended to ensure full cost recovery for the services provided related to review and inspection of these types of buildings and structures.
4	41	41.22 and 41.24	Administrative	These amendments to the adopted Regulations update the existing standards of Title 25 by referencing the California Residential Code and other technical codes as appropriate.
4	42	All	Administrative	Chapter 42 of the 2010 VCBC is carried forward in its entirety. There are no proposed amendments from the 2010 version.
4	43	All	Administrative	Chapter 43 of the 2010 VCBC is carried forward in its entirety. There are no proposed amendments from the 2010 version.
4	44	All	Administrative	Chapter 44 of the 2010 VCBC is carried forward in its entirety. There are no proposed amendments from the 2010 version.
4	45	All	Geological and Administrative	Chapter 45 of the 2010 VCBC is carried forward in its entirety. There are no proposed amendments from the 2010 version except in section 45.3.4.4 where a reference to requirements when a building located in a Floodplain has been substantially damaged.
4	Appendix C	All	Geological, Topographical and	Amendments to Appendix C of the 2010 VCBC are carried forward unchanged.

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
			Administrative	
4	Appendix J	All	Geological, Climatic and Topographical	1. J101.1 General. Deleted the first sentence reference to Appendix J of the 2013 California Building Code and added a paragraph explaining that the 2010 Ventura County Building Code Appendix J was being carried forward into the 2013 Ventura County Building Code Appendix J. 2. Section J101.3 Special Flood Hazard Areas. Clarified this section to be more in line with the Ventura County Floodplain Management Ordinance and Section 1612.3 of the California Building Code. FEMA designated floodplains are referred to as Special Flood Hazard Areas. 3. Section J102.1 Definitions. Clarified the 'Slope' definition that the overall slope height does not include in its height calculation any portion of slope supported by retaining walls or any portions less than 5:1 in gradient. This is consistent with the California Building Code that a slope has a 5:1 or steeper gradient. 4. Section J103.3 Ministerial Permits. Revised the first sentence and the last sentences when referring to irrigation in case 2 that pertains to Section 21080, subdivision (a), of the Public Resources Code except in the following three cases in which such issuance or denial is a ministerial act: 2. The grading is related to oilfield operations, involving exploration, development or production of oil, and all of the following conditions are satisfied; (a) The grading will be restricted to an area on which such oilfield operations may lawfully take place pursuant to an

Article	Chapter	Code Section	Finding	Description
				existing use permit for such operations issued by the County; (b) the proposed graded slopes will be less than 40 feet in vertical height; (c) before the grading commences, grading bonds are submitted to the Building Official guaranteeing all erosion control facilities, slope planting and slope maintenance necessary to meet then existing County standards; and (d) within 60 days of completion of the grading, all slopes created or modified are hydromulched with a native plant and an irrigation method sufficient to ensure establishment of such plants. 5. Section J104.9 Unpermitted Grading. Added to the definition that unpermitted grading includes grading that was permitted and the work was not completed pursuant to Section J106 and the grading permit has expired pursuant to Section J104.2. 6. Section J107.1 Excavations Adjacent to Foundations. Added the reference to California Building Code Section 1804 which adds precautions when excavating and replacing backfill adjacent to a foundation. 7. J107.2 Maximum Cut Slope. Revised the Section from J107.1 to J107.2. Added an exception that was placed in Appendix J Grading of the California Building Code: "1.5 Groundwater is not encountered." 8. J107.3 Drainage. Revised the numbering of this section from J107.2 to J107.3. 9. J108.2 Preparation of Ground. Required that subdrains be placed under all fill slope keyways except where the Soils Engineer or Engineering Geologist recommends otherwise and concludes a

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
				subdrain is not necessary for slope stability. 10. J108.8 Inspection of Fill. Revised the last sentence to read "In addition to the above, the Soils Engineer shall provide continuous inspection of the entire fill placement and compaction of fills that will exceed a vertical height or depth of 30 feet or result in a slope surface steeper than 2 units horizontal to 1 unit vertical (50 percent slope)."
5		90.4.1, 90.4.1.1, 90.4.1.2 and 90.4.1.3	Climatic	These amendments to the CEC carry forward, and amend, 2010 VCBC provisions with minor changes related to the use of extension cords and flexible cords.
6		All		No amendments are proposed to the California Mechanical Code
7	2	221.0	Legislative	These amendments are necessary to conform with definitions in the California Water Code sections 13140, 13260, 13269 and 13290-13291.7 pertaining to onsite wastewater treatment systems.
7	6	303	Geological	Delete Section 303 of the 2013 California Plumbing Code, carry forward, and amend, section 303 of the 2010 Ventura County Building Code
7	6	601.1		Delete section 601.1 of the 2010 Ventura County Building Code
7	6	601.1.2	Geological	This amendment is carried forward from the 2010 VCBC to ensure that there is an adequate supply and quantity of potable water for the expected life of a building.
7	7	713.4 (a), (b) and 713.4.1 (a), (b)	Geological	Carry forward Section 713.4 and 713.4.1 to Article 7, Chapter 7 of the 2010 Ventura County Building Code
7	7	713.7	Geologic	Carry forward Section 713.7 of the 2010 Ventura County Building Code
7	7	714.6	Administrative	Carry forward Section 714.6 of the 2010 Ventura County Building Code
7	7	721.1	Geological	Carry forward Section 721.1 of Article 7, Chapter 7 of the 2010 Ventura County Building Code
7	7	Table 721.1	Geological	Delete Table 721 and Table H1.7 in their entirety.
7	Appendix H	H 1.0 (A), (E), (H), (J)	Legislative	This amendment carries forward existing Ventura County standards pertaining to design, restrictions, and evaluation of proposed private

Article	Chapter	Code Section	Finding	Description
				sewage disposal systems, and deletion of criteria in Section (J) to conform with the California Water Code sections 13140, 13260, 13269 and 13290-13291.7 pertaining to onsite wastewater treatment systems.
7	Appendix H	H 1.0 (K)	Geological	This amendment carries forward unchanged, existing Ventura County standards pertaining to a requirement that each dwelling be served by a separate septic tank.
7	Appendix H	H 3.0, Items 1 through 8	Legislative	These amendments for items 1-5 and 7-8 carry forward existing Ventura County requirements for sewage disposal areas of private sewage disposal systems and are necessary because of the wide and varying array of soil types in Ventura County. Item 6 is necessary in order to conform with the California Water Code sections 13140, 13260, 13269 and 13290-13291.7 pertaining to onsite wastewater treatment systems.
7	Appendix H	H 4.0, (A) through (F)	Geological	These amendments carry forward existing Ventura County standards pertaining to percolation testing.
7	Appendix H	H 7.0, (A) through (I)	Geological	These amendments carry forward existing Ventura County standards pertaining to seepage pit design and construction.
7	Appendix H	H 8.0	Legislative	This amendment is intended to reduce the potential for creation of unsafe conditions and minimize potential contamination of groundwater by cesspools, by eliminating provisions for cesspools from the Building Code. The revised amendment is necessary to conform with the California Water Code sections 13140, 13260, 13269 and 13290-13291.7 pertaining to onsite wastewater treatment systems.
7	Appendix H	H 9.0	Geological	These amendments carry forward existing Ventura County standards intended to protect groundwater quality by prohibiting the unauthorized discharge of industrial waste.
7	Appendix H	H 13.0 (A)-(E)	Legislative	This amendment carries forward existing Ventura County standards pertaining to design, restrictions, and evaluation of proposed Alternative private sewage disposal systems, with one additional provision in Section (A) that authorizes the Authority Having Jurisdiction to approve Supplemental Treatment systems and a new Section (E) to conform with the California Water Code sections 13140, 13260, 13269 and 13290-13291.7 pertaining to onsite wastewater treatment systems.
7	Appendix	H 14.0	Geological	This amendment carries forward existing Ventura

Analysis and Abbreviated Summary of Amendments to the 2013 Ventura County Building Code (VCBC)

Article	Chapter	Code Section	Finding	Description
	H			County requirements pertaining to holding tanks.
7	Appendix H	H 15.0	Geological	These amendments carry forward existing Ventura County requirements pertaining to clustered private sewage disposal systems.
7	Appendix H	Table H-1	Legislative	This table carries forward existing Ventura County setback requirements pertaining to private sewage disposal systems and contains new amendments to conform with the California Water Code sections 13140, 13260, 13269 and 13290-13291.7 pertaining to onsite wastewater treatment systems.
7	Appendix H	Table H-2	Geological	This table carries forward existing Ventura County requirements pertaining to private sewage disposal system septic tank capacity.
7	Appendix H	Table H-6	Geological	This table carries forward existing Ventura County requirements pertaining to private sewage disposal system dispersal system capacity.
7	Appendix H	Table H-7	Geological	This Table carries forward existing Ventura County requirements pertaining to filter sand specifications.
8	1, 2, 3, 10, 12, and 14	All	Administrative	This chapter carries forward existing 2010 VCBC provisions which are not modified.
9	1, 2, 5, and 7	All		This chapter carries forward existing 2010 VCBC provisions which are not modified.
10	A1	A102.1 and A102.2	Administrative	These Sections amends the CEBC to deletes current CEBC provisions in Chapter A1 and to carry forward existing provisions from the 2010 VCBC, with minor modifications related to Seismic Design Categories.
10	A1	A103.1, A103.2, A103.3, A103.4, A103.4.1, A103.4.2, A103.4.3, A103.4.4, A103.4.5 and A103.4.6	Administrative	These Sections are carried forward from the 2010 Ventura County Building Code and are necessary for proper administration of this article and the CEBC in Ventura County

Express Findings pursuant to Health and Safety Code Sections 17958.5 and 17958.7

GEOLOGICAL:
The amendments and modifications proposed in this ordinance to the 2013 California Building Standards Code in which the "FINDING" is identified as "GEOLOGICAL" are due to Ventura County being situated over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Additionally, Ventura County has areas of known land slide hazards, such as the La Conchita landslides and mudflows of 1995 and 2005. Additionally, Ventura County has a varying and wide array of soil types necessitating locally restrictive design requirements for foundations and retaining walls, as well as Onsite Wastewater Treatment and dispersal Systems.

CLIMATIC:
The amendments and modifications proposed in this ordinance to the 2013 California Building Standards Code in which the "FINDING" is identified as "CLIMATIC" are due to Ventura County having a wide range of climatic conditions including areas subject to flooding, sea-scouring, high wind speeds, and snow falls impacting vertical and lateral loads on buildings and structures.

TOPOGRAPHICAL:
The amendments and modifications proposed in this ordinance to the 2013 California Building Standards Code in which the "FINDING" is identified as "TOPOGRAPHICAL" are due to the *terra firma* of Ventura County ranging from low-lying beach areas to mountainous ranges. These varying terrains have the capacity to produce significant flooding and landslides during heavy rain events and, combined with high wind speeds, fast-moving wildfires.

LEGISLATIVE:
The modifications proposed in this ordinance to the 2013 California Building Code which the "FINDING" is identified as "LEGISLATIVE" are due to Assembly Bill AB-885 (2000) which required the State Water Quality Control Board to develop standards for siting and installation of Onsite Wastewater Treatment Systems. See California Water Code sections 13140, 13260, 13269 and 13290-13291.7.

EXHIBIT 7

Express Findings pursuant to Health and Safety Code Sections 17958 for Limited Density Owner-Built Rural Dwellings

TOPOGRAPHICAL:

The adoption and amendments proposed in this ordinance to the provisions of Title 25, Division 1, Chapter 1, Subchapter 1, Article 8 of the California Code of Regulations, in which the "FINDING" is identified as "TOPOGRAPHICAL" are due in part to the moderate *terra firma* of the northern portion of Ventura County. These areas of the county vary in terrain from foothills to plateaus which support a very sparse population base. These rural areas are remote from population centers, include some agriculture and mining operations, and are generally not served by any utilities or other services common to urban and suburban areas. They are also not within any city's sphere of influence.

EXHIBIT 8