

Chapter 15.04**UNIFORM CODES****Sections:**

15.04.010	Definitions.
15.04.020	California state codes adopted.
15.04.030	Copies on file.
15.04.040	Conflicting provisions deleted.
15.04.050	Amendments to the California codes.
15.04.060	Contractors license/workman's compensation.
15.04.070	Owner-builder, unlicensed persons -- limitations.
15.04.080	Dangerous and insanitary construction.
15.04.090	Additional building code requirements.
15.04.100	Additional electrical code requirements.
15.04.115	Enforcement - in general.
15.04.120	Board of appeals for all California codes.
15.04.130	Enforcement - right of entry.
15.04.140	Enforcement - arrest powers.
15.04.150	Emergency enforcement.
15.04.160	Violation - penalty.

Section 15.04.010 Definitions.

Certain words and phrases are defined in this section to clarify their use in this chapter and in the California Building Code. Where a definition is not given or where a question of interpretation arises, the definition that shall control is the normal meaning of the word within the context of its use.

1. "Building official" means and includes the building official of the city and his authorized representatives.

2. "Building site" means and includes the land occupied or to be occupied by a structure or accessory structure, together with any minimum distance between buildings and property lines required by this chapter or this code.

3. "Chief" or "chief of the fire department" or "fire chief" means and includes the chief of the Cosumnes Community Services District and his authorized representatives.

4. "Chief of police" or "police department" means and includes the chief of police of the city and his authorized representatives.

5. "City" or "jurisdiction" or "municipality" means the city of Galt.

6. "Code" means and includes, depending upon the context of its use, this code, or any statute, or any published compilation of rules, regulations or standards adopted by the federal government or the state or by any agency of either of them. "Code" includes any nationally recognized or approved published compilations of proposed rules, regulations, or standards of any private organization or institution that has been in existence for a period of at least three years.

7. "Conditional permit requirements," means a condition imposed upon issuance of any building permit, when the total valuation of all work has been determined by the Building Official to exceed twenty thousand dollars (\$20,000.00), that complete frontage improvements shall be required. Or where, as determined by the City Engineer, existing improvements are damaged, in disrepair, or out of compliance with current city improvement standards and/or California State Title 24 Accessibility Standards, shall then necessitate repair, replacement, and reconstruction to the satisfaction of the City Engineer. Design and construction shall comply with current city improvement standards, upon approval by the City Engineer.

Where the applicant applies for a building permit with a valuation greater than \$20,000 and for which there is an existing structure on the property and where the permit value is less than fifty percent (50%) of the market value of the existing structure, the total value of the frontage improvements required by the City Engineer shall not exceed twenty percent (20%) of the total valuation of all work for the building permit as determined by the Building Official.

Exception: repair and maintenance permits, or where condition(s) exist which makes strict application of this section a hardship or impractical, and as recommended by the City Engineer, the City Council may waive or defer this section. Applicant shall compensate City of Galt to prepare the waiver/deferral agreement equal to the fee as specified by resolution for

appeals to City Council or Planning Commission. The preceding exception shall not apply if a repair or maintenance permit is pulled for work on the sanitary sewer or water supply system exterior of the structure, in which case the Applicant is to bring said systems up to current standards in terms of access and maintainability as required by the City Engineer.

8. "Definition fence," for the purpose of this chapter, means a barrier intended to prevent intrusion or to mark a boundary for one- and two-family dwellings. A definition fence shall not be subject to permit requirements unless the total height exceeds six feet and/or the building official, upon investigation, determines that such work would pose a threat to health, welfare, or safety.

9. "Frontage improvements," for the purposes of this chapter, means and includes, but is not limited to, curb, gutter, sidewalk, pavement as necessary, utilities, street lights, dedication of right-of-way, or any other items as may be required by the city engineer.

10. "Fire department" means the Cosumnes Community Service District.

11. "Health officer" means and includes the county health officer for Sacramento County and his authorized representatives.

12. "Master plan project" means and includes projects, consisting of single-family dwellings with a minimum of ten units to be constructed, of which at least five units shall be constructed to the same plan and specifications. For a master plan project, the developer/contractor may submit two sets of drawings and specifications, as required by the building official, for the units which are to be constructed to the same plans and specifications. These shall undergo a standard plan check and, when approved, shall be given a unique master plan number, and shall serve for all units to be constructed to the same plans and specifications. If such plans and specifications are changed, modified, or altered in any way, they shall be resubmitted for plan check, and such resubmittal shall be considered a new application for a building permit for purposes of meeting all requirements and costs. Repeated or continuous changes, modifications, or alterations may, in the sole discretion of the building official, cause revocation of master plan status.

13. "Miscellaneous permits" means and shall include, but not be limited to, the following; a single and specific plumbing, electrical, mechanical permit, or as may be determined by the building official.

14. "National Electrical Code" means that certain document in book form entitled National Electrical Code, 2005 Edition, published by the National Fire Protection Agency.

15. "Paving" means, but is not limited to, artificially covered surface of a public or private thoroughfare, driveway or parking area of an asphaltic composition used for pavements and as a waterproof cement.

16. "Permit valuation," means the value to be used to formulate the building permit and building plan review fees and shall be the total value of all construction work for which the permit is issued, including, but not limited to, finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment, and shall also include contractor/developer profit.

17. Pools, Spas, Jacuzzis. For the purposes of this code, newly constructed "pools," "spas," "jacuzzis," and similar items by any other name notwithstanding, may not be located within ten feet of any structure or property line, measured to the water line, unless designed by a licensed engineer or architect, when such design includes the structural loads and surcharge of the existing structure within the bearing plain of such pool, spa, jacuzzi and similar items. Notwithstanding the above, a temporary pool, storageable pool, spa, or jacuzzi may be so located without formal design, if approved by the building official. Notwithstanding the above, no such structure shall be located within four feet of a structure or property line. This section shall require prior approval of the building official.

18. "Primary code" means and includes any code that is directly adopted by reference, in whole or its part, by this chapter.

19. "Published" means issued in print, lithographed, multigraphed, memographed or similar form.

20. "Secondary code" means and includes any code that is incorporated by reference, directly or indirectly, in any primary code or in any secondary code.

21. "Shade shelters" means one-story structures not exceeding twelve feet in height which have no enclosure walls, and a roof covering consisting of round or rectangular openings of not less than a one-inch minimum dimension in any direction, similar to a lattice-style design.

22. "Specific permits" means and includes, but is not limited to, repair, remodel, re-roof, siding insulation, solar heating or work of any other type or nature not specifically listed in this chapter or in the State codes, but which by the nature of the work would require permitting, inspection and/or approval by the building official.

23. "Storageable" means a pool with a maximum dimension of eighteen feet and a maximum wall height of forty-two inches, so constructed that it may be readily disassembled for storage and reassembled to its original integrity. A pool with nonmetallic inflatable walls regardless of dimensions is considered to be a storageable pool.

24. "California Administrative Code" means that certain document in book form entitled "California Administrative Code", California Code of Regulations, Title 24 2007 Edition published by the International Code Council for the State of California.

25. "California Building Code" means that certain document in book form entitled "California Building Code", California Code of Regulations, Title 24, Part 2 (Volumes 1 and 2) including Appendix chapters 1(one)-[Administration], C- [Agricultural Buildings], H- [Signs], I- [Patio Covers], & J- [Grading], 2007 Edition published by the International Code Council for the State of California.

26. "California Referenced Standards" means that certain document in book form entitled "California Referenced Standards Code", California Code of Regulations, Title 24, Part 12, 2007 Edition published by the International Code Council for the State of California.

27. "Uniform Building Security Code" means that certain document in book form entitled Uniform Building Security Code, 1997 Edition published by the International Conference of Building Officials.

28. "Uniform Code for the Abatement of Dangerous Buildings" means that certain document in book form entitled Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.

29. "Uniform Code for Building Conservation" means that certain document in book form entitled Uniform Code for Building Conservation, 1997 Edition, published by the International Conference of Building Officials.

30. "California Code of Regulations, Title 24", 2007 Edition, means and includes all of the following primary codes:

Part 1 – Administrative code

Part 2 – Building Code (volumes 1 and 2) - Including Appendix Chapter 1 (Administration) Appendix Chapter I (Patio Covers), and Appendix Chapter J (Grading)

Part 3 – Electrical Code

Part 4 – Mechanical Code

Part 5 – Plumbing Code

Part 6 – Energy Code - Including Appendix

Part 7 - Elevator Safety Construction Code

Part 8 – Historical Building Code – Including Appendix

Part 9 – Fire Code

Part 10 – California Existing Building Code

Part 11 – *Not used at this time*

Part 12 – Referenced Standards

2006 Uniform Swimming Pool, Spa, and Hot Tub Code

31. "California Fire Code" means that certain document in book form entitled California Fire Code, California Code of Regulations, Title 24, Part 9, 2007 Edition published by the International Code Council for the State of California.

32. "California Fire Code "Referenced Standards", means that certain document in book form entitled "California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 45, "Referenced Standards", 2007 Edition published by the International Code Council for the State of California.

33. "Uniform Housing Code" means that certain document in book form entitled Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials.

34. "California Mechanical Code" means that certain document in book form entitled

“California Mechanical Code”, California Code of Regulations, Title 24, Part 4, 2007 Edition published by the International Code Council for the State of California. including all appendices thereof..

35. “California Plumbing Code” means that certain document in book form entitled California Plumbing Code, California Code of Regulations, Title 24, Part 5, 2007 Edition published by the International Code Council for the State of California including all appendices thereof.

36. "Uniform Sign Code" means that certain document in book form entitled Uniform Sign Code, 1997 Edition, published by the International Conference of Building Officials.

37. "Uniform Swimming Pool, Spa and Hot Tub Code" means that certain document in book form entitled Uniform Swimming Pool, Spa and Hot Tub Code, 2006 Edition, published by the International Association of Plumbing and Mechanical Officials.

38. "Wall" means and includes "wall" as defined in Section 2102 A, of the California Building Code, Volume 2 and, additionally, means and includes all fences; i.e., subdivision boundary wall/fence, decorative fence/wall, or by any other name notwithstanding. Except as otherwise permitted in this chapter for definitional fences, all such walls must have permits. The building official may waive this requirement when it can be demonstrated beyond a reasonable doubt that such work will not create a threat to health, welfare, or safety. (Ord. 2008-06 § part 1, Repealed and Replaced, 01/06/2009)

Section 15.04.020 California state codes adopted.

“California Code of Regulations, Title 24”, 2007 Edition Parts 1-12, excluding Part 11, the Uniform Building Security Code, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, the Uniform Sign Code, the Uniform Code for Building Conservation and the California Swimming Pool, Spa and Hot Tub Code are adopted by reference, save and except such portions as are hereinafter deleted or amended. (Ord. 2008-06, Repealed and Replaced, 01/06/2009)

Section 15.04.030 Copies on file.

At least one copy of each primary Code and of each secondary code pertaining thereto, all certified to be true copies by the Building Official, shall be filed at the Building Department office and shall be kept there for public inspection during regular business hours. (Ord. 2008-06 § part 1, Repealed and Replaced, 01/06/2009)

Section 15.04.040 Conflicting provisions deleted.

Any provision of the California codes, or of any secondary codes pertaining thereto, that are in conflict or inconsistent with, or the subject matter of which is regulated by, the laws of the state are deleted there from and are not adopted. (Ord. 2008-06 § part 2, Amended, 01/06/2009; (Ord. 92-06 § 2 (part))

Section 15.04.050 Amendments to the California codes.

A. California Building Code, Volume 2, Appendix Chapter 1, “Administration”, Section 105.2.(1) California Building Code, Volume 2, Appendix Chapter 1, Administration, Section 105.2(1) is amended to read as follows:

Section 105.2.(1) Exempted work. One story detached residential accessory buildings used as tool or storage sheds, play houses, and similar uses, provided the structure is located a minimum of 3 feet from rear and side property lines, not located on a public utility easement, located a minimum of 6 feet from a dwelling or other accessory building, and not in front and side street yards required by the zoning code of the City of Galt, and the projected roof area does not exceed 120 square feet, cumulative, and is not more than 12 feet at the highest point above the actual adjoining ground level. Exception: Shade shelters where approved by the building official.

B. California Electrical Code Chapter 1, Article 89.108.4.2. California Electrical Code Chapter 1, Article 89.108.4.2. of the California Electrical Code is amended to read as follows:

1. 89.108.4.2 Fees. The fee for each permit shall be in an amount as set forth in the schedule of fees and charges for building and construction related services established by the city council from time to time by resolution.

C. California Electrical Code, section 210.52(d) is amended to read as follows:

1. Bathrooms: In dwelling units at least one wall receptacle outlet shall be installed in the bathroom adjacent to the basin location. In bathrooms where two or more basins are installed, the receptacle shall be centrally located or additional receptacles shall be required. See section 210-8(a)(1).

D. California Building Code, Volume 2, Appendix Chapter 1, "Administration", Section 108, Fees, is amended to read as follows:

Plan Review Fees. When submittal documents are required by Section 106, a plan review fee calculated at the time of the document submittal shall be paid at the time of submitting the submittal documents for plan review. The Plan review fees specified are separate from and are in addition to the permit fees specified in this section. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged.

Permit Fees. The fee for each permit shall be in an amount as set forth in the schedule of fees and charges for building and construction related services established by the city council from time to time by resolution. The determination of permit value or valuation under any of the provisions of these codes shall be made by the building official.

The building official shall use as a reference for determining valuation the most current schedule of "building valuation data" published from time to time in the International Conference of Building Official publication "Building Standards" (a copy of such schedule shall be posted in the office of the Building Official for public inspection during regular business hours) or where there is no new construction building valuation for separate, miscellaneous permits such as plumbing, mechanical, electrical, pools, spas, re-roof, etc. Reference material may also include any nationally recognized construction cost estimator publications, signed contract agreements and/or by any other means available upon approval of the building official.

E. California Building Code, Volume 2, Appendix Chapter 1, "Administration", Section 108.6, is amended to read as follows:

Section 108.6. Refunds. The building official may authorize the refunding of not more than 50 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. Further, the Building Official may authorize the refunding of not more than 50 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

F. California Building Code section 1910.1 is amended to read as follows:

Section 1910.1. Minimum slab thickness. The minimum slab thickness of concrete floor slabs supported directly on the ground shall not be less than 3-1/2 inches. Group R-1 and R-3 occupancies with concrete floor bearing on the ground shall have provided, below the concrete floor, a minimum of 4 inches of clean, well graded, crushed rock or gravel 3/8 inch minimum to 1-1/2 inch maximum size. The building official may require concrete floors to be reinforced with 6 x 6 WL.4 x WL.4 (6 inch by 6 inch/No. 10-No. 10) wire mesh when soil conditions warrant such reinforcement.

G. California Fire Code Section 505.1. California Fire Code section 505.1 is amended to read as follows:

Section 505.1. Premises identification. Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

When automatic fire sprinkler systems are installed, approved flashing horn/strobe shall also be installed on all new dwellings in such a position as to be plainly visible from a road fronting the property.

H. California Fire Code section 903.3.1.2 is amended to read as follows:

1. Section 903.3.1.2. In all Group R, Division 1 and 3 Occupancies Including New Construction.

a. When fire sprinklers are installed in Group R, Division 1, occupancies, such installation shall be in accordance with National Fire Protection Association ("NFPA") standard

13R, and any other applicable laws and regulations, including, without limitation, other applicable NFPA standards, building codes, fire codes, and the specifications of the appropriate fire district and City building department. When fire sprinklers are installed, all areas outside the dwelling unit shall comply with specifications in NFPA standard 13 (standard for the installation of sprinkler systems). When fire sprinklers are installed in Group R, Division 3 occupancies, such installation shall be in accordance with NFPA standard 13D, and any other applicable laws and regulations, including, without limitation, other applicable NFPA standards, building codes, fire codes, and the specifications of the appropriate fire district and City building department. When automatic fire sprinkler systems are installed in Group R, Division 3, occupancies, attached private garage(s) or any attached enclosure(s) shall have automatic sprinkler system and shall comply with NFPA standard 13D design criteria.

b. Exception. All Group R, Division 3 occupancies for which a building permit has been issued by the City prior to the effective date of the ordinance enacting this section shall not be subject to the requirements of this section.

c. Automatic fire sprinkler systems shall be installed in accordance with this section in any Group R, Division 1, occupancies including attached private garages, or any attached enclosure, which occupancies are reconstructed after having incurred damage to the structure by fire or other natural or manmade causes and which damage requires reconstruction in excess of 50% (cross sectional measurements) of the structure.

d. Existing buildings or structures when occupancy type is changed to Group R, Division 1, occupancies shall cause the building or structure to have automatic fire sprinkler systems installed in accordance with this section. California Fire Code Chapter 38, Liquidified Petroleum Gases: California Fire Code section 3801.2 Permits is amended to include the following:

Section 3801.2 Permits. Except for portable containers of less than five (5) gallons water capacity, to install or maintain any LP gas container or to operate any tank vehicle which is used for transportation of LP gas, where a single

container or the aggregate capacity if interconnected containers is over five (5) gallons water capacity, the installer shall submit plans for such permits. Except for portable containers of less than five (5) gallons water capacity, the installation or use of any LP gas container for domestic purposes is prohibited in the City except as otherwise permitted by state law. See Article 82.

The building official and his or her authorized representatives, in consultation with the fire chief, are empowered, and it shall be their duty, to enforce the provisions of this section.

I. California Mechanical Code Section 108.4.2. Section 108.4.2 California of the Mechanical Code is amended to read as follows:

Section 108.4.2. Fees. The fee for each permit shall be in an amount as set forth in the schedule of fees and charges for building and construction related services established by the city council from time to time by resolution.

J. California Plumbing Code 108.4.1 California Plumbing Code 108.4.1 is amended to read as follows:

Section 108.4.1. Every applicant for a permit to do work regulated by this code shall state in writing, on the application form provided for that purpose, the character or work proposed to be done and the amount and kind in connection therewith, together with such information, pertinent thereto, as may be required. Such applicant shall pay for each permit, at the time of issuance, a fee in an amount as set forth in the schedule of fees and charges for building and construction related services established by the city council from time to time by resolution. Any person who shall commence any work for which a permit is required by this code without first having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by the city council for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit therefor before commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so, and if there be an

unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

K. Uniform Code for Abatement of Dangerous Buildings. The Uniform Code for Abatement of Dangerous Building, Section 205(a) is amended to read as follows:

1. Section 205(a) General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the building official. Appeals to the board shall be processed in accordance with the provisions contained in section 501 of this code. Copies of all rules or regulations adopted by the board shall be delivered to the building official, who shall make them freely accessible to the public. Alternatively, the governing body, ex officio, may serve as the Board of Appeals in lieu of appointing a separate body.

2. Limitations of authority. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

L. Uniform Swimming Pool, Spa and Hot Tub Code. Section 1.11 of the Uniform Swimming Pool, Spa and Hot Tub Code is amended to read as follows:

Section 1.11. Permit fees. The fee for each permit shall be in an amount as set forth in the schedule of fees and charges for building and construction related services established by the city council from time to time by resolution. The determination of permit value or valuation under any of the provisions of this code shall be made by the building official. The building official shall use as a reference for determining

valuation the most current schedule of "building valuation data" published from time to time in the International Conference of Building Officials publication "Building Standards" (a copy of such schedule shall be posted in the Office of the Building Official for public inspection during regular business hours), or where there is no new construction, building valuation for separate, miscellaneous permits such as plumbing, mechanical, electrical, pools, spas, re-roof, etc. Reference material may also include any nationally recognized construction cost estimator publications, signed contracts, agreements and/or any other relevant material approved by the building official.

Section 903 - Automatic sprinkler systems is amended as follows:

Section 903.2 "Where required" is amended as follows:

Approved automatic fire-extinguishing systems shall be required in all new construction (where a building permit is required). This requirement would include a change of occupancy of an existing building, including but not limited to, commercial and industrial structures where that portion of the building which is changed exceeds 3,599 square feet or where a non-residential occupancy of any size is changed to a residential occupancy.

Exception: Approved automatic fire-extinguishing systems shall not be required for new "U" occupancy structures in conjunction with an existing R3 occupancy.

Approved automatic fire-extinguishing systems shall also be required for additions or alterations to any building (including but not limited to, commercial, industrial, and residential structures), including repairs of damage to buildings/structures caused by fire or other natural or manmade causes, where the new or reconstruction costs exceed fifty (50%) percent of the assessed value of the existing structure as determined by the Building Official based on an approved property assessment.

Additions to buildings with existing approved automatic fire-extinguishing systems shall be consistent and include an approved fire-extinguishing system.

When automatic fire sprinkler systems are installed, an approved audible device/horn and flashing strobe shall also be installed on all new

construction on the side of the structure in such a position as to be plainly visible from the street or road fronting the property.

On all new residential construction projects the contractor/developer or agent thereof shall provide an owners fire sprinkler manual/brochure. The manual shall include the name of the manufacturer and the type of sprinkler head(s) used in the installation. Additionally the manual shall be placed into a packet containing educational materials and a video/DVD or other City-approved multi-media, showing the benefits of a fire sprinkler system, and the packet shall be posted in a conspicuous place as a condition for final inspection.

It shall also be the policy of the City to consider any and all proposed design alternatives, as exemplified by, but not limited to the document entitled "Design Alternatives Relevant to One-and Two Family Residential Fire Sprinklers" produced by the California State Fire Marshal.

Exceptions: 1. New construction where no building permit is required. 2. All Group R, Division 3 occupancies for which a building permit has been issued by the City prior to the effective date of the ordinance enacting this section shall not be subject to the requirements of this section.

(Ord. 2008-06 § part 1, Repealed and Replaced, 01/06/2009)

Section 15.04.060 Contractors license/workman's compensation.

A. Every developer, contractor, subcontractor, or other person(s) as required by Chapter 9, beginning with Section 7000, of the California Business and Professions Code, shall maintain in good standing, a valid contractors license, specific to the work to which he is licensed for, and a current, in good standing, workman's compensation policy on file with the city building safety department, prior to issuance of a building permit, on all construction work for which a permit is required. Such license and policy shall be maintained throughout the performance of the work for which the building permit is issued.

B. Failure to Comply. Failure to comply with this section shall constitute a violation of this code, subject to all penalties contained

therein. In addition, the building official shall, upon an inspection request, deny such request to that portion of work which was performed by such person(s) who is in violation of this section. In addition, the building official may revoke the building permit. The building official may also deny subsequent inspection requests as long as such violation exists, unless the building official has determined that the permit holder has reestablished such license and/or policy and is in full compliance with this section. (Ord. 92-06 § 2 (part))

Section 15.04.070 Owner-builder, unlicensed persons - limitations.

No permit shall be issued to any person to do any plumbing, drainage, mechanical, electrical, framing, structural, grading or demolition work regulated by this chapter, or any other work for which state law or this code requires a license, unless such person shall have a valid license to perform such work obtained pursuant to the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code. This chapter does not apply to any of the following:

A. An owner of property, building or improving structures thereon, or appurtenances thereto, who does the work himself or herself or through his or her own employees with wages as their sole compensation, provided none of the structures, with or without the appurtenances thereto, are intended or offered for sale;

B. An owner of property, building or improving structures thereon, or appurtenances thereto, who contracts for such a project with a subcontractor(s) licensed pursuant to this chapter. However, this exemption shall apply to the construction of single-family residential structures only if four or fewer of these structures are intended or offered for sale in a calendar year. This limitation shall not apply if the owner of property contracts with a general contractor for the construction.

C. A homeowner improving his or her principal place of residence or appurtenances thereto, provided that all of the following conditions exist:

1. The homeowner has actually resided in the residence for the twelve months prior to completion of the work,

2. The homeowner has not availed himself or herself of the exemption in this subdivision on more than two structures more than once during any three-year period;

D. Prior to issuing a permit to a person who is exempted from the application of Chapter 9 by Sections 7044 or 7048 of the Business and Professions Code. The person shall furnish proof of the facts which entitle him to the exemptions;

E. Additionally, no permit shall be issued to any person required by Title 5 of this code to have a business license, and/or to pay a contractor's license tax, until such license is obtained, and tax paid. (Ord. 92-06 § 2 (part))

Section 15.04.080 Dangerous and insanitary construction.

A. Whenever it is brought to the attention of the department having jurisdiction that any insanitary conditions exist or that any construction or work regulated by this code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this code, the department may request an investigation by the building official who, upon investigation, may require the firm, or person, or corporation using the structure in which such conditions exist or maintaining any such condition or responsible for the use or maintenance thereof, to discontinue the use or maintenance thereof, or to repair, alter, change, remove or demolish same as the building official may consider necessary for the proper protection of life, health or property and, in the case of any gas piping or gas appliances, may order any person, firm or corporation supplying gas to such piping or appliance to discontinue supplying gas thereto until the piping or appliance is made safe.

B. Temporary Pool Fencing and Enclosure Requirements. Temporary fencing, approved by the building official, shall be required during all phases of construction or installation where excavation occurs. Fence shall remain in place until final approval. Exception: Where approved by the building official, a property-line fence or wall which encloses the area where the pool is located and in which all gate(s) are self-closing and locking, shall meet the intent of this section.

C. Additional Plumbing and Sanitation Requirements.

1. An additional cleanout shall be required at the end of the building drain and shall extend to the outside of the building and shall be a minimum of two inches in diameter.

2. Building sewer cleanout(s) shall be enclosed in an approved enclosure (yard box) and extended to grade level.

3. Portable restrooms shall be required on all construction sites where building permits are issued. The minimum number of required portable restrooms per subdivision, development or project, is as follows.

a. Residential Construction. One to ten units/permits shall require a minimum of one portable restroom, and every ten units/permits or fraction thereof shall require a minimum of one additional portable restroom.

b. Commercial/Industrial. Zero to twenty thousand square feet of covered area shall require a minimum of one portable restroom, and every additional twenty thousand square feet or fraction thereof shall require a minimum of one additional portable restroom. Exception: When suitable sanitary facilities are available and approved by the building official, portable restrooms may not be required.

c. All portable restrooms shall be maintained in a safe and sanitary condition, and shall be centrally located on the construction site at all times. (Ord. 92-06 § 2 (part))

Section 15.04.090 Additional building code requirements.

A. Attic Insulation. All construction requiring insulation for energy conservation, in the attic/ceiling areas, shall be of the batt type, or as approved by the building official, where there is any degree of angle from a horizontal plane.

B. Retaining Walls. Retaining wall(s) for erosion and/or drainage control, shall be required when there exists between property(ies) a ground elevation difference of plus or minus twelve inches. Retaining walls shall be designed to city specifications. Exceptions: Where drainage and erosion control has been designed by a registered civil engineer and approved by the building official.

C. Factory-Built Fireplaces. Factory-built chimney(s) and fire place(s) shall be enclosed in a vertical shaft or chase independent of the attic

or stud wall space.

D. Paving Permit. No paving shall be constructed whether new construction, reconstruction, or repair unless a permit has been obtained from the building official.

Exception: (1) One-, two- and three-family residential use areas; (2) where recommended by the city engineer and approved by the building official. (Ord. 92-06 § 2 (part))

Section 15.04.100 Additional electrical code requirements.

A. Service Equipment Rating, Residential New Construction. For a one-family dwelling the service disconnecting means or service equipment rating shall not be less than:

1. One thousand two hundred square feet and over (excluding garage area) shall be determined by load calculations and approved by the building official, but in no case less than two hundred amperes.

2. Under one thousand two hundred square feet (excluding garage area) shall be determined by load calculations and approved by the building official, but in no case less than one hundred twenty-five amperes load calculations shall also include a fifteen-percent reserve, of the service, equipment rating (125 amp. = 18.75 amp. reserve, 200 amp. = 30 amp. reserve) for additional equipment needs by the home owner.

Spa, Pools, Etc. Where the fifteen-percent reserve is added to the load calculations, and that amount exceeds the minimum service rating per this subdivision, the service panel shall also exceed to the next available rating, so as to incorporate the fifteen-percent reserve.

B. Standards.

1. All electrical materials, devices, appliances and equipment installed or used shall be in conformity with the provisions of this chapter and with approved standards for safety to life and property.

2. Listing or labeling, as conforming to the standards of the Underwriters Laboratories, Inc., the United States Bureau of Standards, the United States Bureau of Mines, or other similar institution of recognized standing, shall be prima facie evidence of conformity with the approved standards for safety to life and property.

3. The maker's name, trademark or

other identification symbol shall be placed on all electrical materials, devices, appliances and equipment used or installed under this chapter.

4. Previously used material shall not be reused in any work without the written approval obtained in advance from the building official.

C. Service Entrance Raceways.

1. Service entrance conductors of six hundred volts or less shall be installed in approved nonmetallic conduit, rigid metallic conduit, intermediate metal conduit and electrical metallic tubing, wireways, auxiliary gutters or busways.

2. All underground service entrance raceways shall be buried a minimum of thirty inches below grade. Exception: when located below a concrete building slab.

D. Service Entrance Conductors Located in Walls. When overhead service entrance conductors are installed in walls they shall be installed in rigid metal conduit, one and one-half inch minimum size.

E. One Set of Service Entrance Conductors.

1. No more than one set of service entrance conductors in one raceway shall be installed for any building or structure.

2. Exceptions.

a. An additional set of service entrance conductors may be installed for a different class of load such as general lighting or power either single- or three-phase, heating, emergency, water pumps depended upon for fire protection, or different voltage, or types of current such as AC or DC.

b. An additional set of service entrance conductors may be installed for the same class of load where the service heads or underground supply terminating enclosures are more than one hundred fifty feet apart measured in a straight line, and it can be shown there will be no possibility of connecting the two together.

c. In buildings of multiple occupancy, additional sets of service entrance conductors may be installed only by approval from the chief electrical inspector.

F. Outdoor Service Equipment. Outdoor service equipment shall be of a type approved by the building official. Field-fabricated cabinets for housing service equipment are not

acceptable.

G. Location of Service Equipment and Panel Boards. Service equipment and panel boards shall not be located in clothes closets, broom closets, lavatories or over or under stairways.

H. Identification Marking of Service Equipment. Prior identification (such as street address, apartment numbers, store numbers, etc.) shall be painted on all service switches and metering equipment. Where more than one service is installed on a building, signs shall be installed on the service equipment at each location indicating the total number of services. All identification and signs shall have letters not less than one-half inch in height. It shall be the electrical installer's responsibility to make certain that all identification is correct.

I. Ground Electrodes. A grounding electrode shall be encased for not less than twenty lineal feet in a concrete foundation or footing which is in direct contact with the earth. This electrode shall be sized in accordance with this code and in no case less than a No. 4 AWG bare copper conductor, or a one-half inch reinforcing steel rod. The electrode shall be so supported that it is below finish grade near the bottom of a trench, and approximately three inches from the bottom or sides of the concrete. A point of connection shall be located that will make it readily accessible for inspection and testing purposes. Locations requiring crawling under a building or in attic spaces are not acceptable. An approved ground clamp or connector shall be used to connect the grounding electrode with a grounding conductor sized in accordance with this code. The use of reinforcing steel exposed to the elements is prohibited.

1. The concrete encased electrode shall be used as the grounding electrode, unless special permission is obtained from the chief electrical inspector for other grounding electrodes.

2. The interior metallic water and gas piping systems, and metal frame of buildings shall be bonded in accordance with Table 250-94, National Electrical Code.

3. The capacity rating for made electrodes shall be as follows:

Dishwashers and Disposals. A

dishwasher or garbage disposal or a dishwasher and garbage disposal shall be on a separate circuit wired with a conductor rated to a minimum of twenty amperes. No other outlet shall be allowed on such circuit.

J. Raceway and Conduit Requirements, A through I Occupancies. All occupancy groups from A through I, inclusive, and their premises, and motels, hotels and their premises, shall have their wiring installed in approved raceways or conduits. Exception: Class 2 remote control and signal circuits as defined in the National Electrical Code.

K. Recreation and Laundry Rooms--Wiring Methods. Recreation rooms, when designed or intended for use by less than one hundred persons, and laundry rooms, when either is constructed as part of a building, shall be wired using the same wiring methods required for the building of which they are a part. When designed or intended for use by one hundred or more persons, recreation rooms shall be wired in compliance with all requirements for places of assembly. Recreation or laundry rooms located in a separate building or buildings shall be wired so as to comply with all code requirements applicable to their intended use and occupancy.

L. Aluminum Conduit and Conductors.

1. Aluminum conduit shall not be installed in or on the ground nor in concrete which is on the ground unless the conduit is completely covered with an approved moisture and corrosion protective wrapping or jacket.

2. All standard aluminum conductors shall be cleaned and coated with a corrosion inhibitor at all connections and terminations.

3. Solid aluminum conductors shall not be used.

M. Electric Ranges. All electric ranges, except apartment size up to ten kilowatts, shall be wired with a conductor rated a minimum of fifty amperes.

1. Individual (built-in) range tops shall be wired separately (separate branch circuit) with a conductor rated to a minimum of forty amperes, and terminate in an approved grounded junction box. From box to unit conductors shall be installed in metallic flex with proper fittings.

2. Individual (built-in) ovens shall be wired separately (separate branch circuit) and installed in the same manner as for range tops

but with a conductor rated to a minimum of thirty amperes.

N. Nonmetallic Sheathed Cable. Nonmetallic sheathed cables shall closely follow joists, rafters or running boards in attics, unless run through bored holes, and shall be protected against physical damage by running boards when located within six feet of a crawl hole or hatch. On new residences where the floor above is more than four feet above ground level, all exposed wiring shall be installed in metallic raceways or other approved covering.

O. Lighting Fixture Supports. Lighting fixtures shall be supported independently of suspended ceiling framing members.

P. Exposed Wiring. All exposed wiring in or on residential buildings shall be installed in rigid metallic conduit E.M.T., flexible metallic conduit or other approved covering. Q.

Receptacle and Lighting Circuits. Receptacle circuits in occupancies from A through I, inclusive, shall be separate from lighting circuits. Receptacle circuits and lighting circuits shall be wired with conductors rated a minimum of twenty amperes. Exception: A fifteen ampere rated circuit is permitted for a single appliance.

Q. Approved ground-fault circuit interrupter(s) shall be installed in the main service equipment panel. Exception: Where ground-fault circuit interrupter(s) are located within the room or area where required and approved by the building official.

R. Direct Burial Cable. Direct burial cable may be used underground only under the following conditions: Feeders and branch circuits on farm properties, R-1, R-3 and M occupancies, drive-in theaters or golf courses and parks. Exception: Motels and hotels.

S. Electric Fences. Except as hereinafter provided, it is unlawful for any person to construct or maintain any spring gun, or any electrical wiring or device, designed or intended to injure or shock animals or persons, or any contrivance or apparatus for such purpose, except: Where it is approved by zoning regulations to have livestock, any contrivance or mechanism used to control electric current in electrified fences for the purpose of confining and controlling or confining livestock shall be a unit approved by a recognized testing laboratory which includes a suitable interrupting device and

such other safety devices as may be necessary to prevent dangerous currents getting on the fence at any time. An electrical fence to which the public may have access, with the exception of cross fences or interior fences, shall be posted with a warning notice containing the following words, or similar wording: "DANGER ELECTRIC FENCE" or "DANGER HIGH VOLTAGE." (Ord. 92-06 § 2 (part))

Section 15.04.115 Enforcement - in general.

The building official, and his authorized representatives, are empowered, and it shall be their duty, to enforce the provisions of the California codes and of this chapter. It shall be the duty of the fire prevention bureau, in conjunction with the building official, to enforce the provisions of the California fire code and all other laws, ordinances, or regulations concerning fire prevention within the city. The health officer shall assist in the enforcement of the provisions of the California codes and of this chapter when requested to do so in writing by the building official.

(Ord. 2008-06 § part 2, Amended, 01/06/2009; Ord. 92-06 § 2 (part))

Section 15.04.120 Board of appeals for all California codes.

All California codes defined in section 15.04.010(31), and adopted by section 15.04.020, having reference to a board of appeals and/or appeal process, are amended by substituting the following appeals board procedure for any reference to a board of appeals and/or appeal process in such uniform codes.

A. Appointed Board of Appeals. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there is created a board of appeals consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the jurisdiction. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the

appellant, with a duplicate copy to the building official. Appeals to the board shall be processed in accordance with this chapter. Copies of all rules and regulations adopted by the board shall be delivered to the building official, who shall make them freely accessible to the public. Alternately, the governing body, ex officio, may serve as the board of appeals in lieu of appointing a separate board.

B. Acting Secretary. The building official shall be an ex officio member of the board of appeals and may act as secretary to the board but shall have no vote upon any matter before the board. As an alternative, the city clerk may act as secretary to the board in lieu of or in the absence of the building official, but shall have no vote upon any matter before the board.

C. Limitations of Authority. The board of appeals shall have no authority relative to interpretation of the administrative provisions of the uniform codes nor shall the board be empowered to waive requirements of the uniform codes.

D. Appeal Process. Appeals to the board shall be processed in accordance with the following provisions:

1. Any person entitled to service of notice and order under any of the uniform codes may appeal from any notice and order or any action of the building official under the uniform codes by filing a written appeal at the office of the building official, with:

a. A heading in the words: "Before the Board of Appeals of the City of Galt";

b. A caption reading "Appeal of" giving the names of all appellants participating in the appeal;

c. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order;

d. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant;

e. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside;

f. The signatures of all parties named as appellants and their official mailing addresses;

g. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

2. The appeal shall be filed within thirty days from the date of the service of such order or action of the building official with the following exception: the appeal shall be filed within ten days from the date of the service of such order or action of the building official, if the building or structure is such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with the following:

a. Every notice to vacate shall be serviced upon the record owner;

b. Every notice to vacate shall be posted at or upon each exit of the building;

c. Every notice to vacate shall be in substantially the following form:

DO NOT ENTER
UNSAFE TO OCCUPY

It is a Misdemeanor to Occupy This Building
Or to Remove or Deface This Notice.

Building Official
City of Galt

3. Upon receipt of any appeal filed pursuant to the above, the building official shall present it at the next regular or special meeting of the board of appeals.

4. As soon as practicable after receiving the written appeal, the board of appeals shall fix a date, time and place for the hearing of the appeal by the board. Such date shall be not less than ten days nor more than sixty days from the date the appeal was filed with the building official. Written notice of the time and place of the hearing shall be given at least ten days prior to the date of the hearing, to each appellant by the secretary of the board, either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his or her address shown on the appeal.

5. Failure of any person to file an appeal in accordance with this section shall constitute a waiver of his or her right to an administrative hearing and adjudication of the notice and order or any portion thereof.

6. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

7. Except for immediate vacation orders made pursuant to this code or any uniform code, enforcement of any notice and order of the building official issued under the uniform codes shall be stayed during the pendency of an appeal therefrom which is properly and timely filed.

E. Hearing Examiners. The board may appoint one or more hearing examiners or designate one or more of its members to serve as hearing examiner to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of hearings until it is submitted by him or her to the board for decision.

F. Notice of Hearing. The notice to appellant shall be substantially in the following form, but may include other information:

1. You are hereby notified that a hearing will be held before (the Board of Appeals or name of hearing examiner) at _____ on the day, _____, Year, at the hour of __, upon the Notice and Order served upon you.

2. You may be present at the hearing.

3. You may be, but need not be, represented by counsel.

4. You may present any relevant evidence.

5. You may be given full opportunity to cross-examine all witnesses testifying against you.

6. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefor with (the Board of Appeals or name of hearing examiner).

7. The Board or examiner may obtain the issuance and service of a subpoena for the attendance of witnesses or the production of other evidence at a hearing upon the request of a member of the board or upon the written demand of any party. The issuance and service of such subpoena shall be obtained upon the filing of an affidavit therefor, which states the

name and address of the proposed witness; specifies that exact things sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired things in his possession or under his control. A subpoena need not be issued when the affidavit is defective in any particular.

8. In cases where a hearing is referred to an examiner, all subpoenas shall be obtained through the examiner.

9. Any person who refuses without lawful excuse to attend any hearing or to produce material evidence in his or her possession or under his or her control as required by any subpoena served upon such person as provided for herein shall be guilty of a misdemeanor.

G. Conduct of Hearing. Hearings need not be conducted according to the technical rules relating to evidence and witnesses, but shall be conducted as follows:

1. Oral evidence shall be taken only on oath or affirmation;

2. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state;

3. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, 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 courts of competent jurisdiction in this state;

4. Irrelevant and unduly repetitious evidence shall be excluded;

5. In addition to the right given in subsection F of this section, each party shall have the right to:

a. Impeach any witness regardless of which party first called him or her to testify;

b. Rebut the evidence against him or her;

c. Introduce documentary and physical evidence;

d. Call, examine and cross-examine witnesses on any matter relevant to the issues of the hearing;

e. Represent himself or herself on behalf or be represented by anyone of his or her choice who is lawfully permitted to do so.

6. A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the board.

7. The proceedings at the hearing shall also be reported by a stenographic report if requested by, and paid for by, any party thereto. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the board, but shall in no event be greater than the cost involved.

8. The board may grant continuances for good cause shown; however, when a hearing examiner has been assigned to such hearing, no continuances may be granted except by him or her for good cause shown so long as the matter remains before him or her.

9. In any proceedings under this section, the board, any board member, or the hearing examiner has the power to administer oaths and affirmations and to certify to official acts.

10. The board and its representatives shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.

11. In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact which may be judicially noticed by the courts of this state or of official records of the board or departments and ordinances of the city or rules and regulations of the board.

12. Parties present at the hearing shall be informed of the matters to be noticed, and these matters shall be noted in the record, referred to therein, or appended thereto.

13. Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the officially noticed matters by evidence or by written or oral presentation of authority, the manner of such refutation to be determined by the board or hearing examiner.

14. The board or the hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing, provided that:

a. Notice of such inspection shall be given to the parties before the inspection is made; and

b. The parties are given an opportunity to be present during the inspection; and

c. The board or the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the board or hearing examiner.

H. Method and Form of Decision.

1. Where a contested case is heard before the board itself, no member thereof who did not hear the evidence or has not read the entire record of the proceedings, shall vote on or take part in the decision.

2. If a contested case is heard by a hearing examiner alone, he or she shall within a reasonable time (not to exceed ninety days from the date the hearing is closed) submit a written report to the board. Such report shall contain a brief summary of the evidence considered and state the examiner's findings, conclusions and recommendations. The report also shall contain a proposed decision in such form that it may be adopted by the board as its decision in the case. All examiner's reports filed with the board shall be matters of public record. A copy of each such report and proposed decision shall be mailed to each party on the date they are filed with the board.

3. The board shall fix the time, date and place to consider the examiner's report and proposed decision. Notice thereof shall be mailed to each interested party not less than five days prior to the date fixed, unless it is otherwise stipulated by all of the parties.

4. Not later than two days before the date set to consider the report, any party may file written exceptions to any part or all of the examiner's report and may attach thereto a proposed decision together with written argument in support of such decision. By leave of the board, any party may present oral argument to the board.

5. The board may adopt or reject the proposed decision in its entirety, or may modify the proposed decision.

6. If the proposed decision is not adopted as provided in subdivision 5 of this subsection, the board may decide the case upon the entire record before it, with or without taking additional evidence, or may refer the case to the same or another hearing examiner to take additional evidence. If the case is reassigned to a hearing examiner, he or she shall prepare a report and proposed decision as provided in subdivision 2 of this subsection after any additional evidence is submitted. Consideration of such proposed decision by the board shall comply with the provisions of this section.

7. The decision shall be in writing and shall contain findings of fact, a determination of the issues presented, and the requirements to be complied with. A copy of the decision shall be delivered to the appellant personally or sent to him by certified mail, postage prepaid, return receipt requested.

8. The effective date of the decision shall be as stated therein.

I. Compliance. After any order of the building official or the 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 is guilty of a misdemeanor.

(Ord. 2008-06 § part 2, Amended, 01/06/2009; Ord. 92-06 § 2 (part))

Section 15.04.130 Enforcement - right of entry.

Any person whose duty it is to enforce the provisions of the California codes and of this Chapter may, at any reasonable time, enter upon private property for such purpose. It is unlawful for any person to interfere with, oppose or resist any authorized person enforcing the provisions of the California codes and of this Chapter.

(Ord. 2008-06 § part 2, Amended, 01/06/2009; Ord. 92-96 § 2 (part))

Section 15.04.140 Enforcement - arrest powers.

Pursuant to the provisions of California Penal Code Section 836.5, the building official, and his authorized representatives, are authorized to arrest without a warrant and issue a written notice to appear whenever they have

reasonable cause to believe that the person to be arrested has committed a misdemeanor in their presence which is a violation of this chapter or a violation of any other ordinance or statute which they have a duty to enforce. (Ord. 92-06 § 2 (part))

Section 15.04.150 Emergency enforcement.

Whenever, in the opinion of the building official, the fire prevention bureau, the city engineer, and/or the chief of police, there exists a real and imminent danger of injury or death to persons, or damage to property, because of the threat of collapse, partial or total, explosion, fire or other danger, due to the condition of any structure, the building official, with the concurrence of the city manager, may order the immediate vacation of such structure, if occupied, and may order the immediate abatement of the dangerous condition or threat by any appropriate means, including but not limited to, demolition of the structure. Reasonable attempts to contact the owner of the structure, or other person responsible for the structure, and to have the abatement performed by such owner or other person responsible, shall be made, but failure to locate such owner or other person responsible, or failure or refusal by the owner to perform such abatement shall not prevent the abatement by the city. Any action taken pursuant to this section shall be reported to the city council at the next regular meeting of the city council. The costs of such abatement may be charged to the owner of the structure so abated, and/or to the person responsible for the dangerous condition, if so directed by the city council. (Ord. 92-06 § 2 (part))

Section 15.04.160 Violation - penalty.

Any person who violates or fails to comply with any of the provisions of the California codes or of this chapter, or who violates or fails to comply with any order or regulation made thereunder, or who violates any provisions of a certificate or permit issued thereunder, shall be guilty of an infraction for the first such violation and shall be guilty of a misdemeanor for the second and any further violations within twenty-four months of the first violation. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue;

and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified in any citation or notice of violation, each day, or portion thereof, that such violations or defects continue shall constitute a separate offense. The application of the provisions of this section shall not be held to prevent the enforced removal of prohibited conditions.

(Ord. 2008-06 § part 2, Amended, 01/06/2009;
Ord. 92-06 § 2 (part))