

If you would like to do a further
Search of this document.

Please click on the icon below.



Title 16R

BUILDING STANDARDS

Chapter:

- 16R.02 Building Standards**
- 16R.04 Electrical Standards**
- 16R.06 Mechanical Standards**
- 16R.08 Plumbing Standards**
- 16R.10 Sign Standards**
- 16R.22 Grading Standards**
- 16R.37 Floodplain Standards**
- 16R.42 Fire Regulation Standards**

NOTE: Footnotes are numbered throughout the text and are located at the end of this title.

Chapter 16R.02**BUILDING STANDARDS****Section:****16R.02.010 Adoption of standards.****16R.02.020 Residential swimming pools - CBC Section 3109.4 amended.****16R.02.010 Adoption of standards.**

- A. Basic Building Standards. The following regulations shall constitute the basic building standards of the city and shall apply to and govern the construction, alteration, moving, demolition, repair, use, and occupancy of any building or structure in the city in accordance with the provisions of Section 16.06.020 of this code.
1. All regulations set forth in the following volumes, chapters, sections or appendices of the International Building Code, 2006 Edition, as published by the International Code Council (“IBC”):
 - a. Volume I, Chapters 1-15;
 - b. Volume II, Chapters 16-35;
 - c. Appendix Chapter 1, Administration, Sections 105.2.1, 105.2.2, 105.2.3, 105.4, 105.6, 105.7, 106 and 110.4; and
 - d. Appendix Chapter I, Patio Covers.
 2. All regulations adopted in the 2007 California Building Code, as promulgated in Part 2, Title 24 of the California Code of Regulations (“CBC”), including all regulations adopted in the CBC amending or repealing a volume, chapter, section or appendix of the IBC, which regulations shall take precedence over the amended or repealed volume, chapter, section or appendix of the IBC; and
 3. All regulations adopted in this chapter, including any regulations adopted in this chapter which amend or repeal a volume, chapter, section or appendix of either the IBC or CBC, which regulations shall take precedence over the amended or repealed volume, chapter, section or appendix of the IBC or CBC.
- B. Existing Building Code. The following regulations shall constitute the standards 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 walls.
1. All regulations set forth in the following volumes, chapters, sections, parts or appendices of CBC Part 20 of Title 24 based on the 2006 International Existing Building Code:
 - a. Appendix Chapter A1; and
 - b. Referenced Standards.
- C. Historic Building Code. The following regulations shall constitute the standards for the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings or properties.
1. All regulations set forth in the following volumes, chapters, sections, parts or appendices of CBC Part I of Title 24:
 - a. Chapter 8-1, excluding Section 8-104, entitled “Review and Appeals”;
 - b. Chapter 8-2 through 8-10; and

c. Appendix A.

(Res. No. 118 85-86 (part), Res. No. 71 87-88 §1, Res. No. 87 89-90, Res. No. 41 92-93 §1, Res. No. 133 95-96 §2, Res. No. 139-07)

16R.02.020 Residential swimming pools - CBC Section 3109.4 amended. CBC Section 3109.4 entitled “Residential swimming pools,” is hereby amended by deleting the exception regarding power safety covers for pools or spas
(Res. No. 118 85-86 (part), Res. No. 02 03-04, Res. No. 139-07)

Chapter 16R.04

ELECTRICAL STANDARDS

Section:

16R.04.010	Adoption of standards.
16R.04.020	Common electrical systems.
16R.04.030	Lighting outlets required - CEC Article 210.70(A)(1) amended.
16R.04.040	Service equipment - disconnecting means location - CEC Article 230.70(A)(1) amended.

16R.04.010 Adoption of standards.

The following regulations shall constitute the electrical standards of the city and shall apply to and govern the construction, alteration, moving, demolition, repair, and use of all electrical equipment within or on any building, structure, or premises in the city in accordance with the provisions of Section 16.06.030 of this code:

- A. All regulations set forth in Chapter 1 through and including Chapter 9 of the National Electrical Code, 2005 Edition, as published by the National Fire Protection Association (“NEC”);
- B. All regulations adopted in the 2007 California Electrical Code, as promulgated in Part 3, Title 24 of the California Code of Regulations (“CEC”), including all regulations adopted in the CEC amending or repealing a section, chapter or article of the NEC, which regulations shall take precedence over the amended or repealed section, chapter or article of the NEC; and
- C. All regulations adopted in this chapter, including any regulations adopted in this chapter amending or repealing a chapter, article or section of either the NEC or CEC, which regulations shall take precedence over the amended or repealed chapter, article or section of the NEC or CEC.

(Res. No. 118 85-86 (part), Res. No. 71 87-88 §4, Res. No. 4 91-92 §2, Res. No. 133 95-96 §2)

16R.04.020 Common electrical systems.

Notwithstanding the provisions of the NEC or CEC to the contrary, in any case where a common electrical system is prohibited, such common electrical system may be allowed if the following conditions are met:

- A. The purpose of the common electrical system is to serve two or more areas within existing adjacent buildings;
- B. The areas within such adjacent buildings are either owned by the same person, leased to the same person, or otherwise occupied by the same person;
- C. An agreement has been executed and recorded by the owner(s) of such adjacent buildings and the city which provides, among other things, for reestablishment of separate electrical services upon cessation of the common ownership, tenancy, or other occupancy, which agreement shall be in a form approved by the city attorney and may be executed by the city manager on behalf of the city without further authorization; and
- D. Comply with all other requirements of this code.

(Res. No. 118 85-86 (part))

16R.04.030 Lighting outlets required - CEC Article 210.70(A)(1) amended.

CEC Article 210.70(A)(1) is hereby amended to add:

Where lighting outlets are installed in new habitable rooms, excluding bathrooms, of single-family dwellings, all ceiling outlet boxes shall comply with CEC Article 314-27(D).

(Res. No. 139-07)

16R.04.040 Service equipment - disconnecting means location - CEC Article 230.70(A)(1) amended.

CEC Article 230.70(A)(1) shall be amended to add:

(1) Readily accessible location. The service disconnecting means shall be installed at a readily accessible location outside of any building or structure.

(Res. No. 139-07)

Chapter 16R.06

MECHANICAL STANDARDS

Section:

- 16R.06.010** **Adoption of standards.**
16R.06.020 **Common mechanical systems.**
16R.06.030 **Protection against damage - CMC Section 308.1 amended.**

16R.06.010 **Adoption of standards.**

The following regulations shall constitute the mechanical standards of the city and shall apply to and govern the construction, installation, alteration, repair, relocation, replacement, addition to, use and maintenance of any mechanical equipment within or on any building, structure, or premises in the city in accordance with the provisions of Section 16.06.030 of this code:

- A. All regulations set forth in the following chapters and appendices of the Uniform Mechanical Code, 2006 Edition, as published by the International Association of Plumbing and Mechanical Officials (“UMC”):
 - 1. Chapters 1-17; and
 - 2. UMC Appendix A through and including Appendix D.
- B. All regulations adopted in the 2007 California Mechanical Code, as promulgated in Part 4, Title 24 of the California Code of Regulations (“CMC”) including all regulations adopted in the CMC amending or repealing a chapter, or appendix of the UMC, which regulations shall take precedence over the amended or repealed chapter or appendix of the UMC; and
- C. All regulations adopted in this chapter, including any regulations adopted in this chapter amending or repealing a chapter, section, part, or appendix of either the UMC or the CMC, which regulations shall take precedence over the amended or repealed chapter, section, part, or appendix of the UMC or CMC.

(Res. No. 118 85-86 (part), Res. No. 71 87-88 §5, Res. No. 87 89-90, Res. No. 41 91-92 §3, Res. No. 133 95-96 §2, Res. No. 139-07)

16R.06.020 **Common mechanical systems.**

Notwithstanding the provisions of the UMC or CMC to the contrary, in any case where a common mechanical system is prohibited, such common mechanical system may be allowed if the following conditions are met:

- A. The purpose of the common mechanical system is to serve two or more areas within existing adjacent buildings;
- B. The areas within such adjacent buildings are either owned by the same person, leased to the same person, or otherwise occupied by the same person;
- C. An agreement has been executed and recorded by the owner(s) of such adjacent buildings and the city which provides, among other things, for reestablishment of separate mechanical services upon cessation of the common ownership, tenancy, or

- other occupancy, which agreement shall be in a form approved by the city attorney and may be executed by the city manager on behalf of the city without further authorization; and
- D. Comply with all other requirements of this code.
(Res. No. 118 85-86 (part), Res. No. 139-07)

16R.06.030 Protection against damage - CMC Section 308.1 amended.

CMC Section 308.1 shall be amended to add the following sentence after the first sentence of such section:

Protective barriers shall be three (3) inch diameter (schedule 40) steel pipe bollard(s) filled with concrete, thirty (30) inches above finished floor and embedded a minimum of 18 (eighteen) inches below grade. These protective barriers shall be a maximum of four (4) feet on center or the appliance must be elevated six (6) feet or located out of the normal path of a vehicle.

(Res. No. 139-07)

Chapter 16R.08

PLUMBING STANDARDS

Section:

- 16R.08.010** **Adoption of standards.**
16R.08.020 **Common plumbing systems.**
16R.08.030 **Private sewage disposal systems.**
16R.08.040 **Private sewage disposal systems - Single family residential lots greater than one acre.**

16R.08.010 **Adoption of standards.**

The following regulations shall constitute the plumbing standards of the city and shall apply to and govern the construction, alteration, moving, demolition, repair, and use of all plumbing equipment within or on any building, structure, or premises in the city in accordance with the provisions of Section 16.06.030 of this code:

- A. All regulations set forth in the following chapters and appendices of the Uniform Plumbing Code, 2006 Edition, as published by the International Association of Plumbing and Mechanical Officials (“UPC”):
 - 1. UPC Chapter 2 through and including Chapter 16; and
 - 2. UPC Appendices A-L.
- B. All regulations adopted in the 2007 California Plumbing Code, as promulgated in Part 5, Title 24 of the California Code of Regulations (“CPC”) including the regulations adopted in the CPC amending or repealing a section, chapter, or appendix of the UPC, which regulations shall take precedence over the amended or repealed chapter or appendix of the UPC; and
- C. All regulations adopted in this chapter, including any regulations adopted in this chapter amending or repealing any section, chapter or appendix of either the UPC or the CPC, which regulations shall take precedence over the amended or repealed section, chapter, or appendix of the UPC or CPC.

(Res. No. 118 85-86 (part), Res. No. 71 87-88 §6, Res. No. 87 89-90, Res. No. 41 92-93 §4, Res. No. 133 95-96 §2, Res. No. 139-07)

16R.08.020 **Common plumbing systems.**

Notwithstanding the provisions of the UPC or CPC to the contrary, in any case where a common plumbing system is prohibited, such common plumbing system may be allowed if the following conditions are met:

- A. The purpose of the common plumbing system is to serve two or more areas within existing adjacent buildings;
- B. The areas within such adjacent buildings are either owned by the same person, leased to the same person, or otherwise occupied by the same person;
- C. An agreement has been executed and recorded by the owner(s) of such adjacent buildings and the city which provides among other things for the reestablishment of separate plumbing service upon cessation of the common ownership, tenancy, or other

occupancy, which agreement shall be in a form approved by the city attorney and may be executed by the city manager on behalf of the city without further authorization;
and

D. Comply with all other requirements of this code.

(Res. No. 118 85-86 (part), Res. No. 139-07)

16R.08.030 Private sewage disposal systems.

- A. Notwithstanding any provision of the UPC to the contrary, no building or exterior drainage facility on a lot or premises with a net size, exclusive of any access easements, of less than one acre and developed with or proposed for development with a single residence shall be connected to a private sewage disposal system unless:
1. The building or exterior drainage facility is located more than 250 feet from a public sewer main;
 2. The building or exterior drainage facility will be served by a private sewage disposal system that complies with the “Standards for the installation of septic tanks” set forth in the “Nitrate Action Plan, Greater Chico Urban Area” as adopted by Resolution No. 141 84-85 of the city council and as approved by the Regional Water Quality Control Board, Central Valley Region, by Resolution No. 85-095 adopted April 26, 1985, including any amendments hereafter made thereto;
 3. A sewer lateral is installed on the lot or premises in a manner that will permit prompt connection of the building or exterior drainage facility on such lot or premises to the public sewer system upon the extension of a public sewer main into a thoroughfare or right-of-way abutting such lot or premises;
 4. The owner of the lot or premises on which the private sewage disposal system is to be installed has obtained a private sewage disposal permit from the Butte County health officer and paid a private sewage disposal permit fee in an amount established by resolution of the city council;
 5. The owner of a lot or premises on which the private sewage disposal system is to be installed has paid the water pollution control plant capacity fee and trunkline capacity fee required to be paid by the owner of premises connecting to the sewer system under Chapter 15.36 of this code; and
 6. The owner of a lot or premises on which the private sewage disposal system is to be installed has paid the sewer main installation fee required to be paid by the owner of premises connecting to the public sewer under Chapter 15.36 of this code, which fee shall be paid whether or not a sewer main exists in a right-of-way or thoroughfare abutting such lot or premises.
- B. The owner of a lot or premises on which a private sewage disposal system has been installed as hereinbefore provided by this section shall be entitled to utilize said system until a public sewer is available in a right-of-way or thoroughfare abutting such lot or premises and the council has determined by a majority vote that the public health and necessity requires connection to the sewer line and has established an assessment district service area or other financing method for connecting the building or drainage piping on such lot or premises to the sewer line. Provided, however, that upon connecting the building or drainage piping on such lot or premises to the public sewer, the owner of the lot or premises shall not be required to pay any further water pollution control plant capacity fees, trunkline capacity fees, or sewer main

installation fees, if said fees have been paid previously.

- C. Prior to connection to a private sewage disposal system, the owner of the lot or premises on which a private sewage disposal system is to be installed shall execute and record a covenant, binding on the owner, heirs and successors in interest, setting forth the requirement for connection to the sanitary sewer system established in subsection 16R.08.030.B.

(Res. No. 118 85-86 (part), Res. No. 41 98-99 §1, Res. No. 139-07)

16R.08.040 Private sewage disposal systems - Single family residential lots greater than one acre.

- A. Notwithstanding any provision of the UPC to the contrary, no building or exterior drainage facility on a lot or premises with a net size, exclusive of any access easements, of one acre or more and developed with or proposed for development with a single residence shall be connected to a private sewage disposal system unless:
1. The building or exterior drainage facility is located more than 250 feet from a public sewer main;
 2. The building or exterior drainage facility will be served by a private sewage disposal system that complies with the “Standards for the installation of septic tanks” set forth in the “Nitrate Action Plan, Greater Chico Urban Area” as adopted by Resolution No. 141 84-85 of the city council and as approved by the Regional Water Quality Control Board, Central Valley Region, by Resolution No. 85-095 adopted April 26, 1985, including any amendments thereto;
 3. The owner of the lot or premises on which the private sewage disposal system is to be installed has obtained a private sewage disposal permit from the Butte County health officer and paid a private sewage disposal permit fee in an amount established by resolution of the city council.
- B. The owner of a lot or premises on which a private sewage disposal system has been installed as hereinbefore provided by this section shall be entitled to utilize said system until a public sewer is available in a right-of-way or thoroughfare abutting such lot or premises and the council has determined by a majority vote that the public health and necessity requires connection to the sewer line and has established an assessment district service area or other financing method for connecting the building or drainage piping on such lot or premises to the sewer line. Provided, however, that upon connecting the building or drainage piping on such lot or premises to the public sewer, the owner of the lot or premises shall be required to pay all water pollution control plant capacity fees, trunkline capacity fees, or sewer main installation fees, in effect at the time of connection.
- C. Prior to connection to a private sewage disposal system, the owner of the lot or premises on which a private sewage disposal system is to be installed shall execute and record a covenant, binding on the owner, heirs and successors in interest, setting forth the obligations established in subsection 16R.08.040.B and the requirement for connection of all premises at such time as subdivision, development of additional residential units or reduction of lot size to less than one acre is proposed.

(Res. No. 41 98-99 §2, Res. No. 139-07)

Chapter 16R.10

SIGN STANDARDS

Section:

16R.10.010 Adoption of standards.

16R.10.020 Temporary signs - USC Section 1401 repealed.

16R.10.010 Adoption of standards.

All regulations set forth in the 2007 California Building Code Appendix H, as promulgated in Part 2, Title 24 of the California Code of Regulations, shall constitute the sign standards of the city and shall apply to and govern the construction, alteration, moving, demolition, repair, maintenance, and use of any sign or sign structure in the city in accordance with the provisions of Section 16.06.040 of this code.

(Res. No. 118 85-86 (part), Res. No. 71 87-88 §39, Res. No. 87 89-90, Res. No. 41 92-93 §5, Res. No. 139-07)

16R.10.020 Temporary Signs - USC Section 1401 repealed.

Section 1401 of the Uniform Sign Code, addressing temporary signs and entitled “General,” is hereby repealed.

(Res. No. 118 85-86 (part))

Chapter 16R.22

GRADING STANDARDS

Section:

16R.22.010	Adoption of standards.
16R.22.020	Sediment control.
16R.22.030	Grading practices and setbacks.
16R.22.040	Control of runoff.
16R.22.050	Revegetation and slope surface stabilization.
16R.22.060	Protection of watercourses.
16R.22.070	Disposal of cleared material and fill.
16R.22.080	Excavated materials.
16R 22.090	Completion of work.

16R.22.010 Adoption of standards.

The following regulations shall constitute the grading standards of the city and shall apply to and govern the forms of any grading work in the city in accordance with the provisions of Section 16.26.020 of this code:

- A. All regulations set forth in Section 1803, Section 1803A, and Appendix J of the International Building Code, 2006 Edition, as published by the International Code Council (“IBC”);
- B. All regulations adopted in the 2007 California Building Code, as promulgated in Part 2, Title 24 of the California Code of Regulations (“CBC), including all regulations adopted in the CBC amending or repealing a volume, chapter, section or appendix of the IBC, which regulations shall take precedence over the amended or repealed volume, chapter, section or appendix of the IBC; and
- C. All regulations adopted in this chapter, including any regulations adopted in this chapter amending volumes, chapters, sections or appendices of the IBC, which regulations shall take precedence over the amended volumes, chapters, sections or appendices of the IBC.

(Res. No. 103 90-91 §1 (part), Res. No. 41 92-93 §6, Res. No. 139-07)

16R.22.020 Sediment control.

- A. Sediment caused by the grading project shall be retained on the site to the greatest extent feasible. The maximum permanent rate of sediment loss after completion of the project should not exceed the natural erosion rate which occurred prior to the grading project. If, in the opinion of the building official, excessive erosion occurs from the project, erosion and sediment control measures shall be immediately implemented to reduce erosion to allowable levels.
- B. If required by the building official, sediment basins, sediment traps, or similar sediment control measures, temporary or permanent, shall be installed prior to clearing and grading operations. Upon completion of construction and stabilization of soils, all temporary erosion control facilities shall be removed from the site upon written approval of the building official.

(Res. No. 103 90-91 §1 (part))

16R.22.030 Grading practices and setbacks.

- A. Grading operations shall be conducted so as to mitigate damaging effects of sediment production and dust on the project site and other properties.
- B. The setbacks specified by IBC Appendix J, are minimum requirements and may be increased by the building official or by the recommendation of a civil engineer, soils engineer, or engineering geologist, if necessary for safety and stability, or to prevent damage to other properties from deposition or erosion, or to provide access for slope maintenance and drainage. Retaining walls and/or deep foundations may be used to reduce the required setbacks when approved by the building official.

(Res. No. 103 90-91 §1 (part), Res. No. 139-07)

16R.22.040 Control of runoff.

In order to prevent polluting discharges from occurring, approved erosion and sediment control devices shall be required for all grading and filling. Control devices and measures which may be required include, but are not limited to, the following:

- A. Energy absorbing devices to reduce the velocity of runoff water;
- B. Sedimentation controls, such as sediment debris basins and sediment traps. Trapped sediment shall be removed to a site approved by the building official;
- C. Disposal of water runoff from developed areas over large undisturbed areas;
- D. Multiple discharge points to reduce the volume of runoff over localized areas.

(Res. No. 103 90-91 §1 (part))

16R.22.050 Revegetation and slope surface stabilization.

- A. Mulching, seeding, the planting of shrubs and trees, or other suitable stabilization measures shall be used to protect exposed slopes as necessary to control erosion, sedimentation and slope stability. Preference shall be given to use native or locally adapted grasses, shrubs and woody vegetation.
- B. Earth or paved interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
- C. Revegetation shall be maintained by the owner until permanent establishment is achieved.

(Res. No. 103 90-91 §1 (part))

16R.22.060 Protection of watercourses.

- A. Fills shall not block or change natural watercourses or constructed channels unless approved by the building official.
- B. Fills placed in a 100-year floodplain of watercourses or waterbodies shall have suitable protection against erosion during flooding.
- C. Excavated materials shall not be deposited or stored in or alongside the streams, lakes or watercourses where the materials may be washed away by high water or storm runoff.

(Res. No. 103 90-91 §1 (part))

16R.22.070 Disposal of cleared material and fill.

Vegetation, dirt and rocks removed during clearing operations shall be disposed of by one or more of the following methods:

- A. Chipping all or some of the cleared vegetation for use as mulch or compost on the site or other approved location;
- B. Disposing of the balance of the material in a location approved by the building official.

(Res. No. 103 90-91 §1 (part))

16R.22.080 Excavated materials.

Excavated materials removed during grading operations shall be handled in accordance with the following methods:

- A. Stockpiling sufficient topsoil on the site if necessary for use on areas to be revegetated.
- B. Locating stockpiled soil so that it will not become a source for off-site sediment damage.
- C. Promptly backfilling and compacting stockpiled soil into trenches and pits to reduce the risk of erosion.
- D. Applying mulch or other protective coverings on stockpiled material which will be exposed through the winter season.
- E. Excavated material not to be used at the site shall be disposed of in a manner and at a location approved by the building official.

(Res. No. 103 90-91 §1 (part))

16R.22.090 Completion of work.

When required by the building official, the engineer of record shall verify that final grading complies with approved plans prior to final inspection by the city.

(Res. No. 103 90-91 §1 (part))

Chapter 16R.37

FLOODPLAIN STANDARDS

Section:

16R.37.010	General provisions.
16R.37.020	Findings.
16R.37.030	Definitions.
16R.37.040	Standards of construction - Anchoring.
16R.37.050	Standards of construction - Construction materials and methods.
16R.37.060	Standards of construction - Elevation and floodproofing.
16R.37.070	Standards for utilities.
16R.37.080	Standards for manufactured homes.
16R.37.090	Standards for recreational vehicles.
16R.37.100	Floodways.

16R.37.010 General provisions.

The floodplain standards set forth in this chapter shall constitute the floodplain standards of the city and shall apply to all development occurring within a special flood hazard area of the city in accordance with the provisions of Section 16.37.010 of this code.

(Res. No. 124 96-97)

16R.37.020 Findings.

In accordance with the provisions of Section 17958.5 of the Health and Safety Code, the city council finds that all of the floodplain standards set forth in this chapter which add to or are more restrictive than the standards set forth in Section 16R.02.010 of this code are required by local topographical conditions. In particular, the city council finds that the floodplain standards set forth in this chapter are applicable only to buildings, structures, manufactured homes and other development on property located within a special flood hazard area, that such property is situated at an elevation below the base flood level, that because such property is situated below the base flood level, it is subject to periodic inundation by flood waters, and that the flood standards set forth in this chapter are necessary in order to ensure that development is properly elevated, floodproofed and otherwise protected from flood damage, and in order to prevent such development from creating obstructions which cause or contribute to an increase in flood heights and velocities.

(Res. No. 124 96-97, Res. No. 139-07)

16R.37.030 Definitions.

The definitions set forth in Chapter 16.35 of this code and the following additional definitions set forth in this section shall govern the construction of the words and phrases contained in the floodplain standards adopted in this chapter.

- A. **Basement.** The term “basement” means any area of the building having its floor subgrade on all sides.

- B. Encroachment. The term “encroachment” means the advancement or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.
- C. Existing Manufactured Home Park. The term “existing manufactured home park” means a manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain standards adopted by this chapter.
- D. Expansion to an Existing Manufactured Home Park. The term “expansion to an existing manufactured home park” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- E. Floodproofing. The term “floodproofing” means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.
- F. Highest Adjacent Grade. The term “highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- G. Lowest Floor. The term “lowest floor” means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.
- H. Manufactured Home. The term “manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”
- I. New Construction. The term “new construction” means structures for which the “start of construction” commenced on or after the effective date of floodplain standards adopted by this chapter, and includes any subsequent improvements to such structures.
- J. New Manufactured Home Park. The term “new manufactured home park” means a manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain standards adopted by this chapter.
- K. Obstruction. The term “obstruction” includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris

- carried by the flow of water, or its likelihood of being carried downstream.
- L. **Recreational Vehicle.** The term “recreational vehicle” means a vehicle which is built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light-duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- M. **Start of Construction.** The term “start of construction” includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- N. **Substantial Damage.** The term “substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- O. **Substantial Improvement.** The term “substantial improvement” means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed.
- P. **Water Surface Elevation.** The term “water surface elevation” means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal and riverine areas.

(Res. No. 124 96-97)

16R.37.040 Standards of construction - Anchoring.

All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. All manufactured homes shall meet the anchoring standards of Section 16R.37.080.

(Res. No. 124 96-97)

16R.37.050 Standards of construction - Construction materials and methods.

All new construction and substantial improvement shall be constructed:

- A. With materials and utility equipment resistant to flood damage;
- B. Using methods and practices that minimize flood damage;
- C. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and if
- D. Within zones designated as AH or AO on the approved floodplain maps on file in the office of the building division, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

(Res. No. 124 96-97)

16R.37.060 Standards of construction - Elevation and floodproofing.

- A. Residential construction, new or substantial improvement, shall have the lowest floor, including basement:

1. Within a zone designated as AO on the approved floodplain maps on file in the office of the building division, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the flood insurance rate map, or elevated at least two feet above the highest adjacent grade if no depth number is specified.
2. Within a zone designated as A on the approved floodplain maps on file in the office of the building division, elevated to or above the base flood elevation, as determined by the building official.
3. In all other zones, elevated to or above the base flood elevation.

Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a licensed architect or registered civil engineer, and verified by the building official to be properly elevated.

- B. Nonresidential construction, new or substantial improvement, shall either be elevated to conform with Section 16R.37.060-A of this chapter or together with attendant utility and sanitary facilities:

1. Be floodproofed below the elevation required by Section 16R.37.060-A of this chapter so that the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be certified by a licensed architect or registered civil engineer that the standards of this section have been satisfied. Such certification shall be provided to the building official.

- C. All new construction and substantial improvement with fully enclosed areas below the lowest floor, excluding basements, that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must exceed the following minimum criteria:

1. Be certified by a licensed architect or registered civil engineer; or
2. Have a minimum of two openings having a total net area of not less than one square inch for every foot of enclosed area subject to flooding. The bottom of all

openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

D. Manufactured homes shall also meet the standards in Section 16R.37.080 of this chapter.

(Res. No. 124 96-97)

16R.37.070 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:

1. Infiltration of flood waters into the system; and
2. Discharge from the systems into flood waters.

B. Onsite waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

(Res. No. 124 96-97)

16R.37.080 Standards for manufactured homes.

A. All manufactured homes that are placed or substantially improved, within Zones A1-30, AH, and AE on the approved floodplain maps on file in the office of the building division, on sites located:

1. outside of a manufactured home park,
2. in a new manufactured home park,
3. in an expansion to an existing manufactured home park, or
4. in an existing manufactured home park on a site upon which a manufactured home has incurred “substantial damage” as the result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation collapse and lateral movement.

B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park within Zones A1-30, AH, or AE on the approved floodplain maps on file in the office of the building division that are not subject to the provisions of Section 16R.37.080-A of this chapter will be elevated so that either the:

1. Lowest floor of the manufactured home is at or above the base flood elevation, or
2. Manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(Res. No. 124 96-97)

16R.37.090 Standards for recreational vehicles.

All recreational vehicles placed on sites within Zones A1-30, AH, and AE on the approved floodplain maps on file in the office of the building division will either:

- A. Be on the site for fewer than 180 consecutive days,
- B. Be fully licensed and ready for highway use – a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached

additions, or

- C. Meet the elevation and anchoring requirements for manufactured homes in Sections 16R.37.060 and 16R.37.080 of this chapter.

(Res. No. 124 96-97)

16R.37.100 Floodways.

The approved floodplain maps on file in the office of the building division may designate certain flood hazardous areas as floodways. Such floodways are extremely hazardous due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential. Within such floodways, the following provisions apply:

- A. Prohibit encroachments including fill, new construction, substantial improvement, and other new development unless certification by a licensed architect or registered civil engineer is provided demonstrating that such encroachments shall not result in any increase in the base flood elevation during the occurrence of the base flood discharge.
- B. If subpart A of this section is satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of this chapter.

(Res. No. 124 96-97)

Chapter 16R.42

FIRE REGULATION STANDARDS

Section:

- 16R.42.010 Adoption of fire regulation standards.**
- 16R.42.020 Permits.**
- 16R.42.030 Restrictions on the storage of explosive materials - CFC Section 3301.1 amended.**
- 16R.42.040 Restrictions on the location of aboveground tanks outside of buildings - "IFC" Section 3404.2.9.5.1 amended.**
- 16R.42.050 Restrictions on the container location for storage of liquefied petroleum gases - "IFC" Section 3804.3 amended.**
- 16R.42.060 Prohibitions on fires and flames - General provisions.**
- 16R.42.070 Prohibition on fires and flames - Fire and flames exempt from prohibitions.**
- 16R.42.080 Prohibitions on fires and flames - Fire and flames exempt from prohibitions when in compliance with air emission standards.**
- 16R.42.090 Prohibitions on fires and flames - Fire and flames exempt from prohibitions when authorized by a permit.**
- 16R.42.100 Restrictions on fireworks - IFC Section 3308 amended.**

16R.42.010 Adoption of fire regulation standards.

The following regulations shall constitute the fire regulation standards of the city and shall govern the transportation, storage, or use of any substance or material, the installation, possession, or operation of any equipment or device, the improvement, alteration, occupation or maintenance of any premises, or the creation of any condition or commission of any act which is subject to such standards:

- A. All of the regulations set forth in the following sections, chapters, and parts of the International Fire Code, 2006 Edition, as published by the International Code Council ("IFC"):
 - 1. Chapters 1- 47, excluding sections 307 and 308; and
 - 2. Appendices 4, B, C, and H.
- B. Appendix Chapter 1 Section 105, entitled "Permits," is not being adopted. Permit requirements pursuant to Section 16R.42.020 shall be used whenever there is a reference to Appendix Chapter 1 in the portions of the IFC which have been adopted herein.
- C. All regulations adopted in the California Fire Code, as promulgated in Part 9, Title 24 of the California Code of Regulations ("CFC"), including all regulations adopted in the CFC amending or repealing a section, chapter, or part of the IFC, which regulations shall take precedence over the amended or repealed section, chapter, or part of the IFC; and
- D. All regulations adopted in this chapter, including any regulations adopted in this chapter amending or repealing a section, article, division, or part of the IFC or CFC, which regulations shall take precedence over the amended or repealed section, article, division or part of the IFC or CFC.

(Res. No. 33 88-89 (part), Res. No. 88 89-90, Res. No. 42 92-93 §1, Res. No. 88 96-97 §1, Res. No. 139-07)

16R.42.020 Permits.

A permit shall only be required for those activities and operations set forth in Section 16.48.020 of this code, entitled “Required Permits.”

(Res. No. 33 88-89 (part), Res. No. 139-07)

16R.42.030 Restrictions on the storage of explosives -CFC Section 3301.1 amended.

For purposes of CFC Chapter 33, entitled “Explosives and Fire Works,” Section 3301.1 pertaining to restrictions on storage of explosives, the storage of explosives shall be prohibited in all zoning districts of the city except for:

- A. C-2 General Commercial zoning districts;
- B. ML Light Manufacturing/Industrial zoning districts; and
- C. MG General Manufacturing/Industrial zoning districts.

(Res. No. 33 88-89 (part), Res. No. 42 92-93 §2, Res. No. 88 96-97 §2, Res. No. 139-07)

16R.42.040 Restrictions on the location of aboveground tanks outside of buildings - “IFC” Section 3404.2.9.5.1 amended.

For purpose of IFC Section 3404.2.9.5.1 pertaining to restrictions on location of aboveground tanks outside of buildings, the storage of Class I and Class II liquids in aboveground tanks outside of a building shall be prohibited in all zoning districts of the City except for:

- A. C-2 General Commercial zoning districts;
- B. CC Community Commercial zoning districts;
- C. CS Service Commercial zoning districts;
- D. C-1 Restricted Commercial zoning districts;
- E. ML Light Manufacturing/Industrial zoning districts;
- F. MG General Manufacturing/Industrial zoning districts; and
- G. MP Manufacturing/Industrial Park zoning districts.

(Res. No. 22 88-89 (part), Res. No. 80 90-91, Res. No. 88 96-97 §3, Res. No. 139-07)

16R.42.050 Restrictions on the container location for storage of liquefied petroleum gases - “IFC” Section 3804.3 amended.

For purposes of IFC Section 3804.3 pertaining to restrictions on the container location for storage of liquefied petroleum gases, the storage of liquefied petroleum gases at a single location in excess of 2,000 gallons water capacity shall be prohibited in all zoning districts of the city except for:

- A. C-2 General Commercial zoning districts;
- B. CC Community Commercial zoning districts;
- C. CS Service Commercial zoning districts;
- D. C-1 Restricted Commercial zoning districts;
- E. ML Light Manufacturing/Industrial zoning districts;
- F. MG General Manufacturing/Industrial zoning districts; and
- G. MP Manufacturing/Industrial Park zoning districts.

(Res. No. 33 88-89 (part), Res. No. 88 89-90, Res. No. 88 96-97 §4, Res. No. 139-07)

16R.42.060 Prohibitions on fires and flames - General provisions.

Notwithstanding any provisions of the “IFC” to the contrary, no person shall ignite a fire within the city, either within or outside a building, whether by open fire or within a fireplace, incinerator, or other burning device, or in any other manner except as hereinafter authorized by Section 16R.42.070 through and including Section 16R.42.090 of this chapter.

(Res. No. 33 88-89 (part), Res. No. 139-07)

16R.42.070 Prohibition on fires and flames - Fires and flames exempt from prohibitions.

The following fires or the following devices and equipment which utilize a fire or flame shall be permitted within the city provided such fires or flames are ignited or maintained or such device and equipment is installed, possessed or used in accordance with any applicable requirements of the “IFC”:

- A. Matches and lighters;
- B. Fireplaces, indoor and outdoor;
- C. Cooking devices, including barbecues, indoor and outdoor;
- D. Furnaces and other heating devices which utilize natural gas, liquid petroleum or wood, and are used for residential purposes;
- E. Sewer gas at the site of the city's sewer plant;
- F. Tar pots and similar devices used for roofing and other construction and repair uses wherein the tar is customarily used as a sealant, provided, however, that such devices and equipment shall be used only at the site of the construction or repair work and at a permanent location; and
- G. Candles, torches and similar devices used on or within residential premises for decorative purposes only.

(Res. No. 33 88-89 (part), Res. No. 139-07)

16R.42.080 Prohibitions on fires and flames - Fire and flames exempt from prohibitions when in compliance with air emission standards.

- A. The following fires and flames or devices and equipment utilizing a fire or flame shall be permitted within the city when the fire or flame is ignited and maintained or where the device or equipment is installed, possessed, or used in accordance with all applicable requirements of the “IFC” and the air emission standards hereinafter set forth in subsection B of this section:
 - 1. Incinerating devices used at crematoriums or other similar places for the disposal of human or animal body tissue;
 - 2. Incinerating devices used exclusively for the disposal of bandages, dressings, and similar materials when operated in conjunction with medical treatment by doctors, hospital personnel, convalescent home personnel, rest home personnel, and similar persons wherein the disposal by incineration is in the interests of public health;
 - 3. Furnaces and other heating devices using a fuel other than natural gas or liquid petroleum; and
 - 4. Forges and other heating devices required by commercial or other manufacturing uses and not used for the disposal or reduction of garbage, rubbish or other waste materials.

- B. All fires and flames or devices and equipment utilizing a fire or flame authorized by this section shall not cause an emission which exceeds the following standards:
1. Any air contaminate for a period or periods aggregating more than three minutes in any one hour which is:
 - a. As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines; or
 - b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke which would be in violation of subdivision 1 of this subsection;
 2. Particulate matter in excess of 0.3 grains per cubic foot of gas at standard conditions; and
 3. Sulfur compounds in any state or combination thereof, exceeding concentrations of two percent by volume when measured as sulfur dioxide (SO₂) at the point of discharge.

(Res. No. 33 88-89 (part), Res. No. 139-07)

16R.42.090 Prohibitions on fires and flames - Fires and flames exempt from prohibitions when authorized by a permit.

The following fires and flames or devices and equipment utilizing a fire or flame shall be permitted in the city when such fire or flame is ignited and maintained or such device or equipment is installed, possessed or used in accordance with the requirements of the "IFC" and when authorized by a permit issued by the fire marshal in the manner provided for by Chapter 16.48 of this code:

- A. Fire used for the prevention of a fire hazard which cannot be abated by other means;
- B. Fire used for the instruction of employees in the methods of fire fighting;
- C. Fire used for the improvement of watershed, range, pasture, levees, reservoirs, or ditches used in agriculture, ranching, flood control, or drainage activities;
- D. Fires used for the growing of crops or raising of animals;
- E. Fires used by organizations for ceremonial purposes;
- F. Fires used for the removal of explosives, hazardous materials, or other substances or matter which cannot be safely removed, disposed of, or neutralized by other means;
- G. Fires used for the abatement of serious insect infestations;
- H. Fires used for the purpose of removing noxious vegetation or weeds from city-owned property which is surrounded by land used for agricultural purposes;
- I. Candles, torches and similar devices used on or within nonresidential premises; or
- J. Fires and flames used for other purposes which the fire chief, with the approval of the city manager, determines are necessary and in the interest of preserving the public health, safety and life.

(Res. No. 33 88-89 (part), Res. No. 139-07)

16R.42.100 Restrictions on Fireworks - CCR Title 19, Chapter 6, entitled "Fireworks," and IFC Section 3308 amended.

California Code of Regulations (CCR) Title 19, Chapter 6, entitled "Fireworks," and IFC Section 3308 shall be amended to prohibit the manufacturing, possession, storage, sale, use and handling of any fireworks, including those fireworks designated as "Safe and Sane" by the State of California, within the city limits. Use and handling of fireworks

for public display may be permitted pursuant to section 16.48.020 of this code and such use and handling shall be in accordance with CCR and IFC fireworks regulations.

(Res. No. 88 96-97 §5, Res. No. 139-07)