

Title 14

BUILDINGS AND CONSTRUCTION

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CHAPTER 14.04

UNIFORM CODES

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14.04.040 Amendments to the California Plumbing Code.

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Section 14.04.010 Adoption of Codes and Related Appendices.

- A. The 2013 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Jackson;
- B. The 2013 Edition of the California Building Code contained in Part 2 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the International Building Code published by the International Code Council, including Chapter 1, Appendix C (Group U - Agricultural Buildings), Appendix H (Signs), Appendix I (Patio Covers) and Appendix J (Grading), not included in the 2013 California Building Code, is hereby adopted by reference as the Building Code of the City of Jackson;
- C. The 2013 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the International Residential Code published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Reference Code of the City of Jackson;
- D. The 2013 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2011 Edition of the National Electric Code published by the National Fire Protection Association, including Article 89, is hereby adopted by reference as the Electrical Code of the City of Jackson;
- E. The 2013 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including

- Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Jackson;
- F. The 2013 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Plumbing Officials, including Chapter 1, is hereby adopted as the Plumbing Code of the City of Jackson;
  - G. The 2013 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Jackson;
  - H. The 2013 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Jackson;
  - I. The 2013 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Jackson;
  - J. The 2013 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations, which incorporates and amends the 2012 Edition of the International Existing Building Code published by the International Code Council is hereby adopted by reference as the Existing Building Code of the City of Jackson;
  - K. The 2013 Edition of the California Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Jackson;
  - L. The 2013 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Jackson;
  - M. The 2012 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Jackson;
  - N. The 2012 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Jackson;
  - O. The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International

Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Jackson;

- P. The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Jackson;
- Q. The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Jackson;
- R. The above-identified codes in this Section 14.04.010 (hereinafter collectively referred to as the "Uniform Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

Section 14.04.020 Violation of Codes - Penalties. Violation of any provision of the Uniform Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the Penal Code, as amended from time to time.

Section 14.04.030 Amendments to California Building Code. The provisions of this Section 14.04.030 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Building Code and shall be deemed to amend the cross-referenced section in said Code with the respective provisions set forth in this Section 14.04.030.

A. Section 903.2 of the California Building Code is amended by adding, at the end of the text of that section, a new subsection to read as follows:

22. NEW STRUCTURES. An automatic fire sprinkler system shall be installed in occupancies 5,000 square feet and larger exclusive of area separations as defined in the California Building Code.

Requirement may be waived by the Fire Chief if the building is divided into areas of less than 5,000 square feet. Such division shall be made by the construction of fire wall(s) which meet the requirements of Chapter 3 and Chapter 7 of the California Building Code.

The integrity of the said fire wall shall be maintained as defined in the California Building Code. In the event such integrity is not maintained, the building shall be equipped with an approved automatic sprinkler system.

B. Section 903.2 of the California Building Code is amended by adding, at the end of the text of that section, a new subsection to read as follows:

23. EXISTING STRUCTURES. An automatic fire sprinkler system shall be provided in existing structures when there is a change of character of the occupancy or use of any building which may, in the opinion of the Fire Chief, increase or may cause to increase the hazard of fire or threat to life and safety.

C. Section 1505.1.1 of the California Building Code is amended to have the following subsections added to the end of the section as follows:

(1) Roof covering on all new construction shall be listed Class A, per Section 1505.2 or metal, or other non-combustible material; and shall be installed over solid sheathing unless it is an engineered structure and has received the approval of the Building Official.

Exception: Roofing in connection with additions, alterations and repairs to existing structures shall not be required to conform to the standard set forth in this Section 14.04.030(b)(1) if all of the following apply:

- (i) The re-roofing (or roofing for an addition to a building) accompanied in any 12-month period does not exceed 50% of the existing roof area;
- (ii) The re-roofing (or roofing for an addition to a building) is substantially the same as the material on the existing portions of the roof; and

- (iii) The materials used for the re-roofing (or roofing for an addition to a building) comply with 1510 of the California Building Code.

D. Section 1608A.1 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

- (1) The snow load for the City of Jackson shall be 20 pounds per square foot.

Section 14.04.040 Amendments to California Plumbing Code. The provisions of this Section 14.04.040 shall constitute local amendments to the cross-referenced provisions of the 2013 Edition of the California Plumbing Code and shall be deemed to amend the cross-referenced section in said Code with the respective provisions set forth in this Section 14.04.040.

A. Section 504.7 is added as follows:  
504.7 All domestic solar water heating systems shall be provided with an over-temperature safety protection device, such as a tempering valve, constructed, listed and installed in accordance with nationally recognized applicable standards.

Section 14.04.050 Fees. Fees shall be set by resolution of the City Council as amended from time to time. (Ordinance 676 12/13)

## Chapter 14.12

### CONSTRUCTION BOARD OF APPEALS

#### Sections:

- 14.12.010 Created--Purpose.
- 14.12.020 Membership--Terms.
- 14.12.030 Powers.
- 14.12.040 Appeals.
- 14.12.050 Interpretations.
- 14.12.070 Alternate materials and methods of construction--Recommendations.
- 14.12.080 Interpretations and recommendations--Publication and adoption required when.
- 14.12.090 Objections to city council proceedings--Final decision.

14.12.010 Created--Purpose. In order to provide for reasonable interpretation of the building, electrical and plumbing laws of the city and to determine the suitability of alternate materials and methods of construction, there is created a construction board of appeals. (Ord. 380 §1, 1976).

14.12.020 Membership--Terms.  
A. The construction board of appeals shall consist of five commissioners and one alternate, appointed by the mayor and ratified by the city council, to serve voluntarily, to be selected from persons who are not employees of the city, but who are qualified by experience and training to pass on matters pertaining to the building and construction codes and regulations of the city.

B. Commissioners shall be appointed to serve at the pleasure of the city council. The alternate shall be called to serve at any board meeting where one commissioner is absent or has a personal conflict of interest and is there-by unable to serve. The building official shall be an ex officio member and shall act as secretary to the board.(Ord. 477 §3, 1982: Ord. 380 §2, 1976).

14.12.030 Powers. The construction board of appeals shall adopt reasonable rules for the hearing of appeals and the conducting of its investigations, and it shall establish procedures to be followed by the secretary of the board.

The board shall select a chairman, and may take action only if a quorum of three regular members is present and such action is voted upon and approved by a majority of the members present.(Ord. 380 §3(part), 1976).

14.12.040 Appeals. Persons aggrieved by interpretations given to provisions of building, electrical, or plumbing laws by those responsible for their enforcement may appeal such interpretations to the construction board of appeals. Appeals must be in writing, and shall specify in detail the matter on which the appeal is taken. The construction board of appeals shall meet promptly within fifteen days from the date that the written appeal is filed with the secretary of the board. (Ord. 380 §3 (part), 1976).

Where the application or interpretation of a provision in the law is uncertain or ambiguous, the board may advise the city council to affirm, reject, or modify such contested interpretation and may, by resolution, recommend reasonable guidelines for the interpretation and enforcement of such provisions. (Ord. 380 §3(part), 1976) •

14.12.070 Alternate materials and methods of construction-Recommendations. The construction board of appeals shall formulate and recommend to the city council rules and regulations concerning the use of alternate materials and/or methods of construction as are necessary to supplement provisions of the building, electrical and plumbing laws. The board may take such action on its own motion or upon the request of any interested party. (Ord. 380 §3(part), 1976).

14.12.080 Interpretations and recommendations-Publication and adoption required when. An interpretation of code provisions or rules and regulations concerning the use of alternate materials or methods of construction which are voted upon and approved by the city council shall be published in the official newspaper of the

city within ten days of their adoption and shall not be effective until ten days after date of publication.(Ord. 380 §3 (part), 1976).

14.12.090 Objections to city council proceedings-- Final decision.

A. Upon receiving from the construction board of appeals any recommendation or resolution to take a particular course of action, the city council shall give the greatest weight of authority to such findings or recommendation in rendering their final decision on the matter.

B. Any interested person having any objection or feeling aggrieved at any proceeding taken by the city council in sustaining or modifying such recommendation from the board must bring an action in a court of competent jurisdiction within thirty days after the action of the city council in such matter, otherwise all objections will be deemed waived. (ord. 390 1976).

## CHAPTER 14.16

### ACCESSIBILITY BOARD OF APPEALS

#### Sections:

- 14.16.010 Creation.
- 14.16.020 Composition.
- 14.16.030 Appointment and removal.
- 14.16.040 Term of members.
- 14.16.050 Jurisdiction.
- 14.16.060 Powers and duties.
- 14.16.070 Procedure.

#### Section 14.16.010 Creation.

Pursuant to Health and Safety Code section 19957.5, there is hereby created and established an Accessibility Board of Appeals.

#### Section 14.16.020 Composition.

The Accessibility Board of Appeals shall consist of five members meeting the qualifications and requirements of Health and Safety Code section 19957.5, as it may be amended. Unless amended, the Accessibility Board of Appeals shall consist of:

- (a) Two physically handicapped members;
- (b) Two members with construction experience; and
- (c) One member from the general public

#### Section 14.16.030 Appointment and removal.

Members of the Accessibility Board of Appeals shall be appointed by a majority vote of the City Council. Members of the Accessibility Board of Appeals may be removed at anytime, with or without cause, by a majority vote of the City Council.

#### Section 14.16.040 Terms of members.

Of the members first appointed to the Accessibility Board of Appeals, two members shall be appointed for a term of two years and

three members shall be appointed for a term of four years. Successors in office shall serve for a term of four years, except that if a vacancy on the board shall occur other than by an expiration of a term of office, it shall be filled for the unexpired portion of term. Each term shall begin on January 1st and shall end on December 31st but shall continue to be staggered as provided above.

Section 14.16.050 Jurisdiction.

Pursuant to Health & Safety Code section 19957.5(c), the Accessibility Board of Appeals shall be responsible for hearing written appeals related to the enforcement and implementation of accessibility requirements contained in the California Building Standards Code and/or adopted or established pursuant to Part 5.5 of Division 13 of the Health & Safety Code.

Section 14.16.060 Powers and duties.

The Accessibility Board of Appeals shall have the power to approve, ratify, amend, modify, remand or reverse any decision of the city building official subject to Section 14.16.050. All such decisions shall be in writing. The decision of the Accessibility Board of Appeals shall be final in the absence of fraud or prejudicial abuse of discretion.

Section 14.16.070 Procedure.

The Accessibility Board of Appeals shall hold meetings at the request of the building official. The board shall adopt rules for the conduct of its meetings in accordance with law and prepare and maintain a public record of its transaction of business which shall include its findings and determinations on matters within its jurisdiction. The Accessibility Board of Appeals shall not be bound by strict rules of evidence when conducting hearings within its jurisdiction but shall ensure all persons are provided applicable due process. The Accessibility Board of Appeals shall ensure its meetings and hearings comply with the applicable rules and standards set forth in the California Building Standards Code or Health & Safety Code. (Ordinance 674 10/12)