

ORDINANCE NO. 75

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST ADOPTING BY REFERENCE A HOUSING CODE (UNIFORM BUILDING CODE, 1967 EDITION, VOLUME III) SUPPLEMENTING THE UNIFORM BUILDING CODE TO SPECIFY MINIMUM STANDARDS FOR STRUCTURES USED, DESIGNED OR INTENDED TO BE USED FOR HUMAN HABITATION, REQUIRING OWNERS OF SUCH BUILDINGS TO MAINTAIN THEM IN SAFE AND SANITARY CONDITION, AND DECLARING SUB-STANDARD STRUCTURES TO BE PUBLIC NUISANCES

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. That certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ridgecrest, being marked and designated as "Uniform Building Code, 1967 Edition, Volume III, Housing, published by the International Conference of Building Officials," with appendices, be and the same is hereby adopted as the Housing Code of the City of Ridgecrest to supplement the Uniform Building Code, Volume I, to specify minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential buildings; requiring owners of buildings used for human habitation to maintain such buildings in sound structural condition and to keep such buildings in clean, sanitary, and safe condition; and declaring all buildings or portions thereof which are determined to be substandard as defined in this Code to be public nuisances which shall be abated by repair, rehabilitation, demolition, or removal; and each and all of the regulations, provisions, penalties, conditions, and terms of such "Uniform Building Code, 1967 Edition, Volume III, Housing, published by the International Conference of Building Officials," with appendices on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. Any of the provisions of the Housing Code herein adopted which conflict with the provisions of the Zoning Ordinance adopted by the City Council of the City of Ridgecrest, particularly those regarding coverage of lots with buildings and depth of minimum yard areas, are hereby deleted.

Section 3. Section H-202 of the Housing Code is hereby amended to read as follows:

"Sec. H-202. All buildings or portions thereof which are determined to be substandard as defined in this Code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in the 'Uniform Code for Repair, Vacation, or Demolition of Dangerous Buildings (Uniform Building Code, 1967 Edition, Volume IV), published by the International Conference of Building Officials.'"

Section 4. This Ordinance shall not be construed as imposing on the City of Ridgecrest or its officers or employees any liability for damage resulting from defective work; nor shall the City of Ridgecrest or any of its officers or employees be held to assume any such liability by reason of the inspections authorized hereunder.

Section 5. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the City of Ridgecrest, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Ordinance and the Code adopted herein.

Any persons, firm, or corporation violating any of the provisions of this Ordinance or the Code adopted herein shall be guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Ordinance or the Code adopted herein is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than Three Hundred Dollars, or by imprisonment for a period of not more than ninety (90) days, or by both such fine and imprisonment.

Section 6. If any section, sub-section, sentence, clause or phrase of this Ordinance or said Codes is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of said Ordinance or Codes. The Mayor and City Council of the City of Ridgecrest hereby declare that they would have passed said Ordinance and Codes, and each section, sub-section, sentence, clause and phrase thereof, irrespective of the fact that any one or more other sections, sub-sections, clauses or phrases be declared invalid or unconstitutional.

Section 7. That the City Clerk shall certify to the adoption of this Ordinance and cause the same to be published as required by law.

PASSED AND ADOPTED this 1st day of February, 1968, by the following vote:

AYES: Mayor Smith, Councilmen Fox, Jules, Kessler, and Shacklett

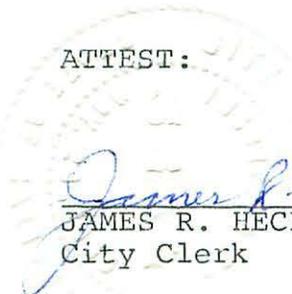
NOES: None

ABSENT: None



KENNETH M. SMITH
Mayor

ATTEST:




JAMES R. HECK
City Clerk