

ORDINANCE NO. 92-15

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIDGECREST AMENDING THE RIDGECREST
MUNICIPAL CODE AS IT RELATES TO UNIFORM
BUILDING CODES**

THE CITY COUNCIL OF THE CITY OF RIDGECREST hereby ordains as follows:

Section 1. Purpose

This ordinance amends the Municipal Code by the adoption of the current Uniform Building Codes as required by the State of California Building Standards Commission.

Section 2. Amendment

Section 9-1.1 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9.1.1 Uniform Building Code

For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, that certain code designated as the '1991 Uniform Building Code', published by the International Conference of Building Officials, together with the 1992 California Amendments, one copy of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter and said code shall be known as the Building Code of the City:

a. Section 308(d). Add sentence to read: 'Provided all conditions of the Site Plan Review have been completed and accepted'.

b. Section 2517(b). Due to Ridgecrest's unique geological location in seismic zones and due to climatic conditions affecting concrete, is modified by adding second and third paragraphs to read:

`All perimeter concrete or masonry foundations or foundation walls for buildings of Group `R' Occupancy, including garage attached, shall be reinforced with a minimum of two continuous No. 4 reinforcing bars or equivalent. One bar shall be placed two inches from the top and the other bar three inches from the bottom of the foundation or foundation wall.'

`All concrete floor slabs for buildings of Group `R' Occupancy, including garage attached, shall have a minimum thickness of three and one-half inches and shall be reinforced with a minimum of six inch by six inch by Number 10 by Number 10 welded wire mesh or equivalent. The mesh shall be placed at the center depth of the slab.'

c. Section 3205(c). Due to unique wind and climatological conditions, add sentence to read: `If blown-in insulation is used instead of batts, a baffle must be added at the eave vents.'"

Section 3. Amendment

Section 9-1.2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9.-1.2 Uniform Mechanical Code

For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated that certain code designated as the `1991 Uniform Mechanical Code,' published by the International Conference of Building Officials, together with the 1992 California Amendments, one copy of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, subject, however, to the following amendments, additions and deletions set forth in this chapter as necessitated by Ridgecrest's unique climatic fluctuations, and said code shall be known as the Mechanical Code of the City.

a. Section 1004(b). Factory-made Air Ducts. Paragraph Two is amended to read: `Factory-made air

ducts shall not be used for vertical risers in air-duct systems.'

b. Section 1009(a). Automatic Shutoffs. When required, is amended to read 'each single system providing heating or cooling air in excess of 2,000 cubic feet per minute in all occupancies except Group R Division 3 and Group M shall be equipped with an automatic shutoff. When the system serves more than one occupancy, automatic shut-off shall be provided.'

c. Section 1301. General. Add paragraphs to read:

'All evaporative coolers shall be provided with a positive manual shut-off damper in the duct within twelve (12) inches of the cooler discharge.

When an evaporative cooler is connected to a duct system serving a heat exchanger, there shall be a positive manual shut-off damper or dampers provided to prevent evaporative cooler air from passing through the heat exchanger.'

Section 4. Amendment

Section 9-1.3 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"Section 9-1.3 Uniform Housing Code

For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, that certain code designated as the '1991 Uniform Housing Code,' published by the International Conference of Building Officials, one copy of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full and said code shall be known as the Housing Code of the City."

Section 5. Amendment

Section 9-1.4 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.4 Uniform Code for the Abatement of Dangerous Buildings

For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, that certain code designated as the '1991 Uniform Code for the Abatement of Dangerous Buildings,' published by the International Conference of Building Officials, one copy of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full."

Section 6. Amendment

Section 9-1.5 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"Section 9-1.5 Uniform Sign Code

For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment therein specifically designated, that certain code designated as the '1991 Uniform Sign Code,' published by the International Conference of Building Officials, one copy of which shall be on file in the office of the City Clerk for public record and inspection, is hereby adopted by reference and made a part of this chapter in full, and said code shall be known as the Sign Code of the City."

Section 7. Amendment

Section 9-1.6 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"Section 9-1.6 Uniform Plumbing Code

For the purposes of protecting the public health and safety, requiring permits, and regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height and maintenance of all structures and certain equipment

Energy code of the City:

in this chapter and said code shall be known as the Solar following amendments, additions and deletions set forth a part of this chapter in full, subject, however, to the and inspection, is hereby adopted by reference and made file in the office of the City Clerk for public record and Mechanical Officials, one copy of which shall be on published by the International Association of Plumbing designated as the '1991 Uniform Solar Energy Code,' therein specifically designated, that certain code and maintenance of all structures and certain equipment removal, demolition, conversion, occupancy, use, height construction, enlargement, alteration, repair, moving, safety, requiring permits, and regulating the erection, For the purposes of protecting the public health and

"9-1.7 Uniform Solar Energy Code

amended and reenacted to read as follows:
 Section 9-1.7 of the Ridgecrest Municipal Code is hereby

Section 8. Amendment

c. Section 406. Add subsection to read: "(1) Upper terminal cleanouts serving the main building drain shall be extended to outside the building where practical or where an extension of 20 feet or less would be required, provided that no additional changes in direction would be required."

b. Section 315(f). Insert after the word 'wall': 'in an attic or under a conventional floor.'

a. Section 315(e). Add second paragraph to read: 'All copper tubing in water distribution systems shall be protected from mechanical damage and abrasion at any point of possible contact with dissimilar metals in a manner acceptable to the building official.'

shall be known as the Plumbing Code of the City:
 and deletions set forth in this chapter and said code subject, however, to the following amendments, additions, reference and made a part of this chapter in full, for public record and inspection, is hereby adopted by of which shall be on file in the office of the City Clerk together with the 1992 California Amendments, one copy designated as the '1991 Uniform Plumbing Code,' published by the International Conference of Building Officials, therein specifically designated, that certain code

a. The Building Official of the City of Ridgecrest may make rules and regulations, subject to the approval of the City Council of the City of Ridgecrest, not in conflict with the provisions hereof, to facilitate the enforcement and administration of the Uniform Solar Energy Code."

Section 9. Amendment

Section 9-1.10 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"9-1.10 Prerequisites to Issuance of Building Permit

a. A building permit shall be issued when:

1. The Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of the building codes of the City and other pertinent laws and ordinances and City fees specified have been paid.
2. Workers' Compensation Insurance is provided for those who will work on the project.
3. Arrangements have been made to provide water service to the property.
4. Arrangements have been made to provide for sewage disposal.
5. School impact fees have been paid.
6. Substandard residential street development fees have been paid.

b. An applicant shall satisfy the requirements of this section by:

1. Making an application and submitting all required plans and specifications showing compliance with the requirements of the Building Codes of the City and other pertinent laws and ordinances and pay the specified fees.

2. Providing a certificate of insurance showing Workers' Compensation coverage or filing an affidavit that the project will be undertaken by the owner of the property as the builder.
3. Obtaining a certificate from the Indian Wells Valley Water District for water service.
4. Making arrangements with the Sanitation Department of the City for sewage disposal.
5. Paying the impact fees established by the Sierra Sands Unified School District.
6. Paying the Building Official the substandard residential street development fees."

Section 10. **Other**

Except as provided herein, the Ridgecrest Municipal Code is hereby reaffirmed and readopted.

APPROVED AND ADOPTED this 2nd day of September, 1992, by the following vote:

| | |
|----------|--|
| AYES: | Mayor Corlett, Councilmembers Auld, Bitney, Bryan and Parode |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | None |

Kevin S. Corlett

 Kevin S. Corlett, Mayor

ATTEST:

Joyce M. Taft

 Joyce M. Taft, City Clerk

(SEAL)