

TO: Mayor and Councilmembers

FROM: Steve Chase, Planning & Environmental Services Director
Daniel McLaughlin, Interim Building Manager

SUBJECT: Public Hearing to Consider an Update of Building & Safety Codes

RECOMMENDATION:

- A. Conduct a public hearing; and
- B. Approve second reading (by title only) and adopt Ordinance No. 08-__ entitled "An Ordinance of the City Council of the City of Goleta, California, Amending Title 8, Buildings and Construction, of the Goleta Municipal Code: To Delete Chapter 8.01 Entitled, 'Administration' and Chapter 8.12 Entitled, 'Fire Code'; To Amend Chapter 8.02 Entitled, 'Building Code,' Chapter 8.04 Entitled, 'Housing Code,' Chapter 8.06 Entitled, 'Electrical Code,' Chapter 8.08 Entitled, 'Plumbing Code,' Chapter 8.10 Entitled, 'Mechanical Code,' Chapter 8.14 Entitled, 'Dangerous Buildings Code,' and Chapter 8.16 Entitled, 'Building Conservation Code'; and to Add Chapter 8.18 Entitled, Administrative Code." (Attachment 1); and
- C. Authorize staff to draft By-Laws that reconstitute the Building Standards Appeals Board and, thereafter, provide public notice and solicitation to appoint technical members; and
- D. Appropriate General Fund revenue in the amount of \$2,500 to account 101-5-4200-114 for purchase of three sets of updated code books.

BACKGROUND:

State law mandates that, from time to time, cities and counties update their building and safety codes. The state updated its codes in 2007 and it is now time for the City to do the same, largely by adopting them by reference.

On April 15th, the City Council introduced and conducted the first reading (by title only) of an Ordinance that underlies the code update (Attachment 1). By unanimous action, the City Council set this public hearing in order to conduct the second reading.

DISCUSSION:

The revisions to Goleta Municipal Code Title 8, BUILDINGS AND CONSTRUCTION, that are herein considered for adoption include:

BEFORE	RECOMMENDED
California Building Code 2001	California Building Code 2007
Uniform Housing Code 1997	No Change
California Electrical Code 2004	California Electrical Code 2007
National Electrical Code 2002	National Electrical Code 2005
California Plumbing Code 2001	California Plumbing Code 2007
Uniform Plumbing Code 2000	Uniform Plumbing Code 2006
California Mechanical Code 2001	California Mechanical Code 2007
Uniform Mechanical Code 2000	Uniform Mechanical Code 2006
Uniform Code for the Abatement of Dangerous Buildings 1997	No Change
Uniform Building Conservation Code 1997	No Change
	Uniform Administrative Code 1997

Several considerations were addressed at the public meeting on April 15th, including:

1. The adoption of these updated codes is generally supported by the City Council Ordinance Committee (Mayor Bennett and Mayor Pro Tempore Aceves).
2. On the whole, the adoption of these updated codes would enhance the City's legal authority when code enforcement action is necessary.
3. Section 8.02 Building Code, Section 116 includes a Notice of Non-Compliance process. This is a code compliance tool that would be selectively used, only after other efforts to seek voluntary compliance have failed.
4. The California Building Standards Commission - Green Building Code Advisory Committee has been established and efforts are on target to produce a green uniform code in 2009.
5. The City Council generally agreed with staff's recommendation that the Building Standards Appeals Board be reconstituted with technical experts. Accordingly, a set of By-Laws governing its membership, appointment and operations would be prepared for City Council review and adoption. An issue arose as to the speed at which this board could assemble in the event of an appeal, so as to not unduly burden a plans examination or a construction project in the event of a disagreement over an interpretation about a code standard. A few considerations come readily to mind, if one were to apply staff's recommended three-member composition, including one California licensed architect (a sitting member of the Design Review Board), one California licensed civil engineer and one California licensed general contractor:

- Two of three members of the committee would comprise a quorum for purposes of hearing and decision-making;
- One or two alternate members could be appointed (such as the second licensed architect who sits as a member of the Design Review Board and/or the City Engineer); and
- An undesignated alternate could be appointed to fill any of the seats.

These are matters that can be decided when staff returns shortly with draft By-Laws, if so authorized. An appointment process would follow through the efforts of the City Clerk's Office, including public notice and solicitation of interested parties.

STRATEGIC PLAN:

The recommended actions directly relate to several Strategic Plan goals, including:

- General Plan, Ordinances & Implementation Measures (e.g. Implementation Program IP-9C : Establish "Green" Building Standards and Processes);
- Develop & Improve Communication to Residents (e.g. Define Building Permit Review Process and Improve Interdepartmental Building Plan Review); and
- Protect Character, Quality & Diversity of Neighborhoods

ALTERNATIVES:

The recommended code update is mandated by State law (Health & Safety Code Sections 17922 and 17958).

FISCAL IMPACTS:

The cost of providing an official set of the updated codes with the City Clerk's Office, at the Permit & Design Center counter, as well as in the Building Inspector's vehicle is approximately \$2,500. Staff incorrectly reported on April 15th that funds are available in account 101-5-4200-114. Authorization to appropriate General Funds up to that amount is herein sought for the stated purpose.

Submitted By:



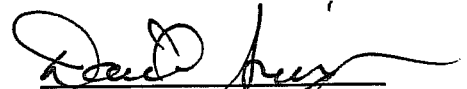
Steve Chase, Director
Planning & Environmental
Services

Reviewed by:



Michelle Greene, Director
Administrative Services

Approved By:



Daniel Singer
City Manager

ATTACHMENTS:

1. Ordinance No. 08-__ Amending Title 8, "Buildings and Construction," of the Goleta Municipal Code"

ATTACHMENT 1

ORDINANCE NO. 08-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING TITLE 8, "BUILDINGS AND CONSTRUCTION," OF THE GOLETA MUNICIPAL CODE: TO DELETE CHAPTER 8.01 ENTITLED, "ADMINISTRATION" AND CHAPTER 8.12 ENTITLED, "FIRE CODE"; TO AMEND CHAPTER 8.02 ENTITLED, "BUILDING CODE," CHAPTER 8.04 ENTITLED, "HOUSING CODE," CHAPTER 8.06 ENTITLED, "ELECTRICAL CODE," CHAPTER 8.08 ENTITLED, "PLUMBING CODE," CHAPTER 8.10 ENTITLED, "MECHANICAL CODE," CHAPTER 8.14 ENTITLED, "DANGEROUS BUILDINGS CODE," AND CHAPTER 8.16 ENTITLED, "BUILDING CONSERVATION CODE"; AND TO ADD CHAPTER 8.18 ENTITLED, "ADMINISTRATIVE CODE."

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING TITLE 8, "BUILDINGS AND CONSTRUCTION," OF THE GOLETA MUNICIPAL CODE: TO DELETE CHAPTER 8.01 ENTITLED, "ADMINISTRATION" AND CHAPTER 8.12 ENTITLED, "FIRE CODE"; TO AMEND CHAPTER 8.02 ENTITLED, "BUILDING CODE," CHAPTER 8.04 ENTITLED, "HOUSING CODE," CHAPTER 8.06 ENTITLED, "ELECTRICAL CODE," CHAPTER 8.08 ENTITLED, "PLUMBING CODE," CHAPTER 8.10 ENTITLED, "MECHANICAL CODE," CHAPTER 8.14 ENTITLED, "DANGEROUS BUILDINGS CODE," AND CHAPTER 8.16 ENTITLED, "BUILDING CONSERVATION CODE", AND TO ADD CHAPTER 8.18 ENTITLED "ADMINISTRATIVE CODE".

CHAPTER 8.18 ENTITLED "ADMINISTRATIVE CODE", IS HEREBY ADDED BY REFERENCE THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION.

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

SECTION 1. This Ordinance is adopted pursuant to and in accordance with California Health and Safety Codes sections 17922 and 17958, and California Government Code sections 50022.1 and following.

SECTION 2. Chapter 8.01 entitled, "Administration," is hereby deleted in its entirety from Title 8 of the Goleta Municipal Code to read as follows:

SECTION 3. Chapter 8.02 of Title 8 of the Municipal Code entitled, “Building Code,” is hereby amended to read in whole as follows:

“Chapter 8.02

BUILDING CODE

Sections:

Section 8.02.010 Adoption of Building Code.

Section 8.02.020 Violation and Penalty.

Section 8.02.030 Amendments.

Section 8.02.010 Adoption of Building Code.

- (a) The California Building Code, 2007 Edition, and the International Building Code, 2006 Edition, as published by the International Code Council (to the extent not inconsistent with the California Building Code), including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Building Code of the City. Any inconsistencies between the California Building Code and the International Building Code shall be resolved in favor of the California Building Code.
- (b) One copy of the California Building Code and the International Building Code shall be at all times maintained in the office of the City Clerk for use and examination by the public.
- (c) The purpose of this Building Code is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures.

Section 8.02.020 Violation and Penalty.

Every person who violates any provision of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000 or imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.

Section 8.02.030 Amendments.

Section 110 is hereby added to read as follows:

“Section 110 Geologic Hazards.

Section 110.1 General provisions.

- (a) When the general condition of the soil or underlying rock of a building site is such that it may present a potential for failure, or a hazard to the health, safety and welfare of the public, the building official may require any additional information as necessary to ascertain the safety and stability of the site and building or structures constructed or to be constructed on said site.
- (b) When determined by the building official that the soil or underlying rock on a given site has potential for failure, slippage, subsidence, or other movement, the building official may require that the plans for a proposed building or structure on such site be prepared by a licensed engineer and approved by a licensed engineering geologist and the building official.

Section 110.2 Designated soil contamination areas.

New buildings constructed within soil contaminated areas, as determined by the building official and the Santa Barbara County Director of Environmental Health, shall meet the requirements of the County of Santa Barbara hazardous material recovery and soil remediation program.”

Section 111 is hereby added to read as follows:

“Section 111 High Fire Hazard Areas.

Section 111.1 Designated high fire hazard areas.

- (a) General. The provisions of this article shall apply within the boundaries of the Los Padres National Forest and within the boundaries of the high fire hazard area as defined herein and shown on a map entitled “High Fire Hazard Area Map of the County of Santa Barbara,” on file in the office of the chief of the county fire department and adopted hereby as a part of this Code.

EXCEPTION: Accessory buildings or structures not designed for or operated for human occupancy and not exceeding 3000 square feet and located more than 100 feet from habitable structures.

- (b) Definitions. For the purpose of this article, certain terms are defined as follows:

“HIGH FIRE HAZARD AREA” is an area of the County of Santa Barbara designated by the chief of the county fire department as having a high propensity for wild fire due to the existence of excessive wild brush fuel, lack of adequate water for fire suppression, or lack of adequate access to fire fighting equipment.

- (c) **Roof Coverings.** Roof coverings of buildings and structures in a designated High Fire Hazard Area shall meet the requirements and specifications of a Class A or B roof covering as set forth in Section 1504 of the California Building Code. End openings in roof tiles shall be capped, filled, or enclosed to resist entrance of fire.
- (d) **Projections.** Projects exceeding 18 inches from an exterior wall, including decks, balconies, roof overhangs, and similar architectural features, and attached residential patio covers exceeding 250 square feet shall be protected on the underside with materials approved for one-hour fire resistive construction, or shall be constructed of heavy timber construction, or shall have an approved fire sprinkler system. Heavy timber floor and roof decking may be two-inch tongue-and-groove planks, one and one-eighth-inch tongue-and-groove plywood, or three-inch lumber set on edge with no more than one-eighth of an inch space between members.

EXCEPTION: In lieu of heavy timber construction, decks, balconies and similar projects may be enclosed from floor level to ground level with materials approved for one-hour construction applied to the exterior face of the wall.

- (e) **Exterior Walls.** The exterior side of exterior walls shall be protected with fire resistive materials. Two-inch nominal solid blocking shall be provided between rafters at roof overhangs over the exterior wall. Wood shake or wood shingle material may not be used for exterior wall covering. Other wood exterior wall covering materials shall have a minimum one-half-inch gypsum wallboard underlayment.

EXCEPTION: The building official may approve alternative exterior wall materials or methods of application.

- (f) **Ventilation Openings.** Attic ventilation openings shall not be installed in soffits, eave overhangs, between rafters at eaves, or other overhanging areas. Attic and under-floor ventilation openings, and ventilation openings in vertical walls, shall not be located within three feet of window openings, and shall be covered with one-fourth-inch corrosion resistant wire mesh. Attic ventilation openings shall have louvers to minimize the entry of airborne embers.

EXCEPTION: Gable end vents are permitted.

- (g) **Exterior Glazing.** Exterior glazing shall be dual glazed.

EXCEPTION: The building official may approve alternative applications in lieu of dual glazing.”

Section 15.07.1 is hereby amended by adding the following:

“Use of wood roofing materials is prohibited.

EXCEPTIONS: 1. Approved fire-retardant-treated wood roofing materials are permitted to effect repairs for roofs of similar existing wood roofing materials where such repairs do exceed 25 percent of the existing roof area with any given 12 month period.

2. Approved fire-retardant-treated wood roofing materials are permitted to roof building additions not exceeding 750 square feet where the existing roofing material of the building is of wood.”

Section 116 is hereby added to read as follows:

“Section 116 Notice of Noncompliance

Whenever the building official determines that work has been done without the required permits, or has not been completed in accordance with the requirements of the Building Code, Housing Laws, or other codes adopted herein, the building official may cause a notice of noncompliance be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the owner of such property has been duly notified. The building official shall record a notice of release of the notice of noncompliance with the county recorder when it has been determined by the building official that the non – complying conditions have been corrected.

SECTION 4. Chapter 8.04 of Title 8 of the Goleta Municipal Code entitled, “Housing Code,” is hereby amended to read in whole as follows:

“Chapter 8.04

UNIFORM HOUSING CODE

Sections:

Section 8.04.010 Adoption of Housing Code.
Section 8.04.020 Violation and Penalty.

Section 8.04.010 Adoption of Housing Code.

- (a) The Uniform Housing Code, 1997 Edition, as published by the International Conference of Building Officials, except Chapters 11, 12, 13, 14, 15 and 16, and except as may be amended by this Chapter, is hereby adopted by reference as the Housing Code of the City.
- (b) One copy of the Uniform Housing Code shall be at all times maintained in the office of the City Clerk for use and examination by the public.
- (c) The purpose of this Housing Code is to prescribe regulations for the erection, construction, enlargement, alteration, repair, maintenance, moving, improving, removal, conversion, demolition, and occupancy of all buildings or portions thereof used or designed or intended to be used for human habitation.

Section 8.04.020 Violation and Penalty.

Every person who violates any provision of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000.00 dollars or imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.”

SECTION 5. Chapter 8.06 of Title 8 of the Goleta Municipal Code entitled, “Electrical Code,” is hereby amended to read in whole as follows:

“Chapter 8.06

ELECTRICAL CODE

Sections:

Section 8.06.010 Adoption of Electrical Code.

Section 8.06.020 Violation and Penalty.

Section 8.06.010 Adoption of Electrical Code.

- (a) The California Electrical Code, 2007 Edition, and the National Electrical Code, 2005 Edition as published by the National Fire Protection Association (to the extent not inconsistent with the California Electrical Code), and including the Appendices thereto, except as may be amended by this Chapter, are hereby adopted as the Electrical Code of the City. Any inconsistencies between the California Electrical Code and the National Electrical Code shall be resolved in favor of the California Electrical Code.
- (b) One copy of the California Electrical Code and the National Electrical Code shall be at all times maintained in the office of the City Clerk for use and examination by the public.

Section 8.06.020 Violation and Penalty.

Every person who violates any provision of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000.00 dollars or imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.”

SECTION 6. Chapter 8.08 of Title 8 of the Goleta Municipal Code entitled, “Plumbing Code,” is hereby amended to read in whole as follows:

“Chapter 8.08

PLUMBING CODE

Sections:

Section 8.08.010 Adoption of Plumbing Code.

Section 8.08.020 Violation and Penalty.

Section 8.08.010 Adoption of Plumbing Code.

- (a) The California Plumbing Code, 2007 Edition, and the Uniform Plumbing Code, 2006 Edition as published by the International Association of Plumbing and Mechanical Officials (to the extent not inconsistent with the California Plumbing Code) including Appendices Chapter 1 Administration, A, B, D, I, K and L, except as may be amended by this Chapter, are hereby adopted as the Plumbing Code of the City.
- (b) One copy of the California Plumbing Code and the Uniform Plumbing Code shall be at all times maintained in of the office of the City Clerk for use and examination by the public.
- (c) The purpose of this Plumbing Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, or repair of plumbing and drainage systems, and the inspection thereof.

Section 8.08.020 Violation and Penalty.

Every person who violates any provision of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000.00 dollars or imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.”

SECTION 7. Chapter 8.10 of Title 8 of the Goleta Municipal Code entitled, “Mechanical Code,” is hereby amended to read in whole as follows:

“Chapter 8.10

MECHANICAL CODE

Sections:

Section 8.10.010 Adoption of Mechanical Code.

Section 8.10.020 Violation and Penalty.

Section 8.10.010 Adoption of Mechanical Code.

- (a) The California Mechanical Code, 2007 Edition, and the Uniform Mechanical Code, 2006 Edition as published by the International Association of Plumbing and Mechanical Officials (to the extent not inconsistent with the California Mechanical Code), and including Appendices Chapter 1 Administration except as may be amended by this Chapter, is hereby adopted by reference as the Mechanical Code of the City. Any inconsistencies between the California Mechanical Code and the Uniform Mechanical Code shall be resolved in favor of the California Mechanical Code.
- (b) One copy of the California Mechanical Code and the Uniform Mechanical Code shall be at all times maintained in the office of the City Clerk for use and examination by the public.
- (c) The purpose of this Mechanical Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances, and the inspection thereof.

Section 8.10.020 Violation and Penalty.

Every person who violates any provision of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000.00 dollars or imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.”

Section 8.10.030 Amendments

Section 701.10 (9) is hereby added to read as follows:

Section 701.10 (9) Combustion Air Ducts

Combustion air obtained from the attic space shall be provided with a galvanized sleeve of not less than (26) gage steel or other approved material extending from the appliance enclosure to at least six (6) inches above the top of the ceiling joists and insulation.

SECTION 8. Chapter 8.12 entitled, “Fire Code,” is hereby deleted in its entirety from Title 8 of the Goleta Municipal Code to read as follows:

SECTION 9. Chapter 8.14 of Title 8 of the Goleta Municipal Code entitled, “Dangerous Buildings Code,” is hereby amended to read in whole as follows:

“Chapter 8.14

DANGEROUS BUILDINGS CODE

Sections:

Section 8.14.010 Adoption of Dangerous Buildings Code.
Section 8.14.020 Violation and Penalty.

Section 8.14.010 Adoption of Dangerous Buildings Code.

- (a) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials, except as may be amended by this Chapter, is hereby adopted by reference as the Dangerous Buildings Code for the City.
- (b) One copy of the Uniform Code for the Abatement of Dangerous Buildings shall be at all times maintained in the office of the City Clerk for use and examination by the public.
- (c) The purpose of this Dangerous Buildings Code is to prescribe regulations for the repair, vacation, or demolition of dangerous buildings.

Section 8.14.020 Violation and Penalty.

Every person who violates any provision of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000 or imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.”

SECTION 10. Chapter 8.16 of Title 8 of the Goleta Municipal Code entitled, “Building Conservation Code,” is hereby amended to read in whole as follows:

Chapter 8.16

BUILDING CONSERVATION CODE

Sections:

Section 8.16.010 Adoption of Building Conservation Code.
Section 8.16.020 Violation and Penalty.

Section 8.16.010 Adoption of Building Conservation Code.

- (a) The Uniform Code for Building Conservation, 1997 Edition, as published by the International Conference of Building Officials, including Appendix Chapter 1, except as may be amended by this Chapter, is hereby adopted by reference as the Building Conservation Code of the City.
- (b) One copy of the Uniform Code for Building Conservation shall be at all times maintained in the office of the City Clerk for use and examination by the public.
- (c) The purpose of this Building Conservation Code is to prescribe regulations to preserve existing buildings while achieving the appropriate levels of safety.

Section 8.16.020 Violation and Penalty.

Every person who violates any provision of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000 or imprisonment in the County Jail for a period not exceeding six months or by both such fine and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any of the provisions of this Code.”

SECTION 11. Chapter 8.18 of Title 8 of the Goleta Municipal Code entitled, “Uniform Administrative Code,” is hereby added to read in whole as follows:

“Chapter 8.18”

UNIFORM ADMINISTRATIVE CODE

Sections:

Section 8.18.010 Adoption of the Uniform Administrative Code
Section 8.18.020 Violation and Penalty

Sections 8.18.010 Adoption of the Uniform Administrative Code

- (a) The Uniform Administrative Code, 1997 Edition, as published by the International Conference of Building Officials, is hereby adopted by reference as the Administrative Code of the City.
- (b) One copy of the Uniform Administrative Code shall be at all times maintained in the office of the City Clerk for use and examination by the public.
- (c) The Uniform Administrative Code serves as the administrative, organizational and enforcement rules and regulations for the adopted technical codes for the City.

Section 8.18.020 Violations and Penalty

Every person who violates any provisions of this Chapter is 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 Chapter is committed, continued, or permitted, and upon conviction is punishable by a fine not exceeding \$1,000.00 dollars or imprisonment in the County Jail for a period not exceeding six months or by both such fines and imprisonment. The provisions of this Section are in addition to and independent of any other sanctions, penalties or costs which are or may be imposed for a violation of any provision of this Code.

SECTION 12. The City Council hereby makes findings of reasonable necessity for each such modification to the California Building, Electrical, Plumbing and Mechanical Codes. The modifications to these codes are reasonably necessary due to the local climate, characterized by hot, dry summers.

SECTION 13. Upon the effective date of this Ordinance, the provisions hereof shall supersede any conflicting provisions of the Goleta Municipal Code and ordinances of the City as the same have been adopted by the City.

SECTION 14. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance 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 this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 15. The City Clerk shall file a certified copy of this ordinance with the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this .

MICHAEL T. BENNETT, MAYOR

ATTEST:

DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:

JULIE HAYWARD BIGGS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, Deborah Constantino, City Clerk of the City of Goleta, do hereby certify that the foregoing Ordinance No. _____ was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the ____ day of _____, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ____ day of _____, by the following vote:

AYES: COUNCILMEMBERS _____

NOES: COUNCILMEMBERS _____
ABSENT: COUNCILMEMBERS _____

DEBORAH CONSTANTINO
CITY CLERK