

ORDINANCE NO. _____

**AN ORDINANCE FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY
OF THE UNINCORPORATED PORTION OF SAN JOAQUIN COUNTY, STATE OF
CALIFORNIA, PRESCRIBING REGULATIONS GOVERNING CONDITIONS
HAZARDOUS TO LIFE AND PROPERTY, FIRE OR EXPLOSION, PROVIDING FOR
THE ISSUANCE OF PERMITS AND FOR THE INSPECTION AND SETTING THE
FEES THEREFORE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF;
REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT
THEREWITH; ADOPTING THAT CERTAIN DOCUMENT IN BOOK FORM
ENTITLED ~~2007~~ 2010 CALIFORNIA BUILDING CODE**

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**THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN, STATE
OF CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

SECTION 1. Chapter 1 (commencing with Section 8-1000) of Division 1 of Title 8 of the Ordinance Code of San Joaquin County is hereby amended to read as follows:

DIVISION 1. ~~BUILDING CODE~~ CALIFORNIA CODE OF REGULATIONS TITLE 24

CHAPTER 1. GENERAL REGULATIONS

SECTION 8-1000. ADOPTION OF THE CALIFORNIA BUILDING CODE. That certain document in book form entitled "~~2007~~ 2010 California Building Code" including Appendix Chapters ~~A~~, B, C, E, I, and J published by the California Building Standards Commission, 2525 Natoma Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates by adoption the ~~2006~~ 2009 Edition of the International Building Code of the International Code Council, one (1) copy of which is on file in the office of the Clerk of the Board of Supervisors of the County of San Joaquin, is hereby adopted and enacted by the Board of Supervisors as the Building Code of the County of San Joaquin except those portions of the ~~2007~~ 2010 California Building Code which are amended specifically hereinafter.

SECTION ~~8-1001.~~ EXPIRATION AMENDMENT OF SECTION 105 OF APPENDIX, CHAPTER 1. Section 105 of Appendix, Chapter 1 of the 2007 California Building Code is hereby amended to read:

~~Section 105.5 of Appendix, Chapter 1. Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Work shall be considered abandoned if an inspection has not been recorded and approved within 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been made or will~~

~~be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.~~

~~Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented actions from being taken. No permit shall be extended more than once. A Notice of Code Violation may be recorded when a building permit is expired.~~

SECTION 8 1002. FEES AMENDMENTS OF SECTION 108 OF APPENDIX, CHAPTER 1. ~~Section 108 Appendix, Chapter 1 of the 2007 California Building Code, is hereby amended to read:~~

~~Section 108.1 Appendix, Chapter 1. Permit Fees. Fees for permits and inspections shall be set by the Board of Supervisors of the County of San Joaquin.~~

~~Section 108.3 Appendix, Chapter 1. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official and shall be based on valuation data supplied periodically by the International Code Council or market value based on local assessment ratios or any other data as may be available to the Building Official for his review. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment.~~

EXCEPTION: ~~The Building Official shall determine the valuation when no applicable data is available.~~

~~Section 108.4 Appendix, Chapter 1. Investigation Fees: Work Without a Permit.~~

~~Section 108.4 Appendix, Chapter 1 Fee. An investigation fee, in addition to the permit fee, shall be collected. The investigation fee shall be equal to the amount of the permit fee required by this Code. The minimum investigation fee shall be not less than the minimum fee set forth by the Board of Supervisors of the County of San Joaquin. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalty prescribed by law.~~

~~Section 108.6 Appendix, Chapter 1. Fee Refund. The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected.~~

~~The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. Except that no refunds will be processed for permits of \$50.00 or less.~~

SECTION 8 1003. CERTIFICATE OF OCCUPANCY AMENDMENT TO SECTION 110 APPENDIX, CHAPTER 1. Section 110 Appendix, Chapter 1 of the 2007 California Building Code, is hereby amended to read:

~~Section 110.2 Appendix, Chapter 1. Certificate Issued. No building will be issued a Certificate of Occupancy until approval has been obtained from all agencies having jurisdiction, which would include, but not be limited to, the San Joaquin County Public Works Department, San Joaquin Public Health Services and the designated fire district or the San Joaquin County Fire Warden. The Certificate of Occupancy shall contain the following:~~

- ~~1. The building permit number.~~
- ~~2. The address of the building.~~
- ~~3. The name and address of the owner.~~
- ~~4. A description of that portion of the building for which the certificate is issued.~~
- ~~5. A statement that the described portion of the building complies with the requirements of the Code for group and division of occupancy and the use for which the proposed occupancy is classified.~~
- ~~6. The name of the Building Official.~~

SECTION 8 1004. BUILDING OFFICIAL AMENDMENT OF SECTION 202. Section 202 of the 2007 California Building Code is hereby amended by redefining Building Official:

~~BUILDING OFFICIAL means the officer responsible for the administration and enforcement of this title designated by the Director of the Community Development Department.~~

SECTION 8 1005. BARRIERS FOR SWIMMING POOLS. Amendment of Section 3109. Section 3109 of the 2007 California Building Code, is hereby amended to read:

~~Section 3109.4. Residential Swimming Pool. A residential swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:~~

- ~~1. The top of the barrier shall be at least 60 inches (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51mm) measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (102 mm) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1143 mm) apart, the horizontal members shall be~~

~~placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.~~

- ~~2. Openings in the barrier shall not allow passage of a 1 3/4 inch diameter (44.5 mm) sphere.~~

EXCEPTIONS:

- ~~1. When vertical spacing between such openings is 45 inches (1143 mm) or more, the opening size may be increased such that the passage of a 4-inch diameter (102 mm) sphere is not allowed.~~
- ~~2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (102 mm) when the distance between the tops of horizontal members is 45 inches (1143 mm) or more.~~
- ~~3. Chain link fences used as the barrier shall not be less than 11 gauge.~~
- ~~4. Access gates shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 60 inches (1524 mm) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (76 mm) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.~~
- ~~5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, a separation fence meeting the requirements of Items 1,2,3 and 4 of Section 421.1 shall be provided.~~

EXCEPTION: ~~When approved by the building official, one of the following may be used:~~

- ~~1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1372 mm) above the floor.~~
- ~~2. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 db when measured indoors at 10 feet (3048 mm). The alarm shall automatically reset under all conditions. The alarm~~

~~system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.~~

- ~~3. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.~~
- ~~6. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier that meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.~~

SECTION 8-1006. TITLE. ~~This chapter shall be known as, and may be cited as, the San Joaquin County Building Code.~~

SECTION 8-1001. GENERAL—AMENDMENT TO SECTION 101. Section 101 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

Section 101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.6 and references elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

~~101.4.1 Gas. The provisions of the International Fuel Gas Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.~~

~~101.4.2~~ 101.4.1 Mechanical. ~~The provisions of the international Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy related systems.~~ Adoption of the 2010 California Mechanical Code. That certain document in book form entitled “2010 California Mechanical Code”, including the Appendix thereof, published by the California Building Standards Commission, 2525 Natoma Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates, by adoption, the 2009 edition of the Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials, one (1) copy of which is now on file with the Clerk of the Board of Supervisors of the County of San Joaquin, is hereby adopted and enacted by the Board

of Supervisors of the County of San Joaquin as the Mechanical Code of the County of San Joaquin, except those portions of said 2010 California Mechanical Code which are hereby amended specifically hereinafter.

~~101.4.3~~ 101.4.2 Plumbing. ~~The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.~~ Adoption of the 2010 California Plumbing Code. That certain document in book form entitled 2010 California Plumbing Code, including Appendix Chapter 1, B and D thereof, published by the California Building Standards Commission, 2525 Natoma Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates, by adoption, the 2009 edition of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, one (1) copy of which is now on file in the office of the Clerk of the Board of Supervisors of San Joaquin County, is hereby adopted and enacted by the Board of Supervisors as the Plumbing Code of the County of San Joaquin, except those certain portions of the 2010 California Plumbing Code which are amended specifically hereinafter.

~~101.4.4 Property Maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities, light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.~~

~~101.4.5 Fire prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.~~

101.4.3 Electrical. Adoption of the 2010 California Electrical Code. That certain document in book form entitled "2010 California Electrical Code", published by California Building Standards Commission, 2525 Natoma Park Drive, Suite 130, Sacramento, California 95833-2936 and incorporates, by adoption, the 2008 edition of the National Electrical Code of the National Fire Protection Association, one (1) copy of which is now on file in the office of the Clerk of the Board of Supervisors of the County of San Joaquin, is hereby adopted and enacted by the Board of Supervisors as the Electrical Code of the County of San Joaquin which is amended specifically hereinafter.

~~101.4.6~~ 101.4.4 Energy. The provisions of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

Exception: (OSHDP 1, 2 & 4) Not required by OSHDP.

SECTION 8-1002. DEPARTMENT OF BUILDING SAFETY—AMENDMENT TO SECTION 103. Section 103 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

Section 103.1 Creation of enforcement agency. The ~~Department of Building Safety~~ Community Development Department, Building Inspection Division is hereby created and the official in charge thereof shall be known as the building official.

SECTION 8-1003. DUTIES AND POWERS OF BUILDING OFFICIAL—AMENDMENT OF SECTION 104. Section 104 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of approved inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 8-1004. PERMITS—AMENDMENT OF SECTION 105. Section 105 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

~~105.1.1 Annual permits. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified tradepersons in the building, structure or on the premises owned or operated by the applicant for the permit.~~

~~105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.~~

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions for this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11m²).

2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that ~~are less than 24 inches (610 mm) deep~~, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

~~Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.~~

~~Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and transmissions.~~

~~Temporary testing systems:—A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.~~

~~Gas:~~

- ~~1. Portable heating appliance.~~
- ~~2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.~~

~~Mechanical:~~

- ~~1. Portable heating appliance.~~
- ~~2. Portable ventilation equipment.~~
- ~~3. Portable cooling unit.~~
- ~~4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.~~
- ~~5. Replacement of any part that does not alter its approval or make it unsafe.~~
- ~~6. Portable evaporative cooler.~~
- ~~7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.~~

~~Plumbing:~~

- ~~1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.~~
- ~~2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repair do not involve or require the replacement or rearrangement of valves, pipes or fixtures.~~

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ~~90~~ 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction, or any other provision of state or federal law. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5 Expiration. ~~Every permit issued shall become invalid unless the work on site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.~~ Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Work shall be considered abandoned if an inspection has not been recorded and approved within 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee. Fees for a permit that has had an APPROVED rough frame, rough electrical, rough mechanical and rough plumbing, no new plans shall be required and fees shall be twenty-five percent (25%) of the building, electrical, mechanical and plumbing permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented actions from being taken. A notice of code violation may be recorded when a building permit is expired.

SECTION 8-1005. SUBMITTAL DOUMENTS—AMENDMENT OF SECTION 107.

Section 107 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

~~105.2.5.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 16.12.3.1.~~

SECTION 8-1006. TEMPORARY STRUCTURES AND USES—AMENDMENT OF SECTION 108. Section 108 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

~~108.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.~~

~~108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.~~

~~108.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.~~

~~108.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.~~

SECTION 8-1007. FEES—AMENDMENT OF SECTION 109. Section 109 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

~~109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official. The determination of value or valuation under any of the provisions of this code shall be made by the building official and shall be based on valuation data supplied periodically by the International Code Council or market value based on local assessment ratios or any other data as may be available to the building official for his review. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.~~

EXCEPTION: ~~The building official shall determine the valuation when no applicable data is available.~~

~~109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the~~

~~necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. An investigation fee, in addition to the permit fee, shall be collected. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be not less than the minimum fee set forth by the Board of Supervisors of the County of San Joaquin. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.~~

109.6 Refunds. ~~The building official is authorized to establish a refund policy. The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code except that no refunds will be processed for permits 360 days from date of expiration with no work done.~~

SECTION 8-1008. INSPECTIONS—AMENDMENT TO SECTION 110. Section 110 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

~~110.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.~~

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

SECTION 8-1009. CERTIFICATE OF OCCUPANCY—AMENDMENT TO SECTION 111. Section 111 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

EXCEPTION: Certificates of occupancy are not required for work exempt from permits under Section 105.2 or for R-3 and U occupancies.

111.2 Certificate issued. ~~After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the~~

following: No building will be issued a certificate of occupancy until approval has been obtained from all agencies having jurisdiction, which would include, but not be limited to, the San Joaquin County Public Works Department, San Joaquin Public Health Services and the designated fire district or the San Joaquin County Fire Warden. The certificate of occupancy shall contain the following information:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure ~~has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.~~ complies with the requirements of the code for group and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

SECTION 8-1010. UNSAFE STRUCTURES AND EQUIPMENT—AMENDMENT TO SECTION 116. Section 116 of Chapter 1 of the 2010 California Building Code is hereby amended to read:

~~116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.~~

~~116.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.~~

~~116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specified the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.~~

~~116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.~~

~~116.5 Restoration. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and chapter 34.~~

SECTION 8-1011. CLASSIFICATION—AMENDMENT OF SECTION 302. Section 302 of Chapter 3 of the 2010 California Building Code is amended to read:

~~302.1 General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed below. A room or space that is intended to be occupied at different times for different purposes shall comply with all the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved. Structures or portions of structures erected, whether existing or hereafter, shall be classified by the building official with respect to the occupancy in one or more of these groups listed in Chapter 3. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where the structure is not specifically provided an occupancy or about which there is any questions, whall be classified by the building official and include it in the occupancy group it most nearly resembles.~~

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5

2. Business (see Section 304): Group B
3. Educational (see Section 305): Group E
4. Factory and Industrial (see Section 306): Groups F-1 and F-2
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4
7. Mercantile (see Section 309): Group M
8. (SFM) Organized Camps (see Section 440) Group C
9. Research Laboratories (see Section 443) Group L
10. Residential (see Section 310): Groups R-1, R-2, R-3, R-3.1 and R-4
11. Storage (see Section 311): Groups S-1 and S-2
12. Utility and Miscellaneous (see Section 312): Group U

(SFM) Existing buildings housing existing protective social care homes or facilities established prior to 1972 (see Section 3413).

SECTION 8-1012. MODIFICATIONS TO ACI 318—AMENDMENT TO CHAPTER 19. Section 1908.1.18, ACI 318, Section 22.10.1(c) Exception 1 of Chapter 19 of the 2010 California Building Code is hereby amended to read:

- (c) Plain concrete footings supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. For footings that exceed 8 inches (203mm) in thickness, a minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exceptions:

1. ~~In detached one- and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings without longitudinal reinforcement supporting walls are permitted.~~ In detached one- and two-family dwellings, plain concrete footings supporting walls are permitted, provided such footings and foundations have at least two (2) continuous parallel No. 4 reinforcing bars; one (1) bar to be placed three inches (3”) from the top and one (1) bar to be placed three inches (3”) from the bottom of the foundation.

SECTION 8-1013. BUILDING BOARD OF APPEALS—AMENDMENT TO SECTION NUMBERS. Sections 8-1011, 8-1012, 8-1013 and 8-1014 of Chapter 2 of the 2010 California Building Code Building Regulations of Title 8 of the San Joaquin County Ordinance Code are hereby amended to read:

Sections:

- ~~8-1011~~ 8-1050 Building Board of Appeals.
- ~~8-1012~~ 8-1051 Definitions.
- ~~8-1013~~ 8-1052 Organization and Membership.
- ~~8-1014~~ 8-1053 Powers and Duties.

Section ~~8-1011~~ 8-1050. Building Board of Appeals. The Building Board of Appeals is created in order to hear appeals by persons aggrieved due to decisions in the application of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and California Fire Code, or regulations adopted thereto of the county.

Section ~~8-1012~~ 8-1051. Definitions. The definitions are to read as follows:

- (a) "Board" means the Building Board of Appeals.
- (b) "Member" means a member of the Building Board of Appeals.
- (c) "Building Official" means the officer responsible for the administration and enforcement of this title designated by the Director of the Department of Planning and Building Inspection.

Section ~~8-1013~~ 8-1052. Organization and Membership. The organization and membership will read as follows:

- (a) The Board shall be comprised of three (3) members and one (1) alternate member appointed by the Board of Supervisors. The Building Official shall be ex officio Secretary of the Board, but shall not vote.
 - (1) One (1) member shall be a licensed general contractor.
 - (2) One (1) member shall be a licensed architect.
 - (3) One (1) member shall be a licensed engineer.
 - (4) One (1) member shall be an alternate and shall be a licensed general contractor, a licensed architect or a licensed engineer. This member shall attend only when there is a conflict of interest or in the absence of one of the above-listed members.

- (b) The members of the Board serve for four (4) year terms at the pleasure of the Board of Supervisors. The members first appointed serve for the following terms: one (1) for a term of one (1) year, one (1) for a term of two (2) years, one (1) for a term of three (3) years and one (1) for a term of four (4) years. The members first appointed shall, at their first meeting, decide by lot which of them shall serve for terms of one (1), two (2) and three (3) years, respectively. Thereafter, members shall be appointed for terms of four (4) years, except that in the event of a vacancy in the office, the member appointed to fill the vacancy shall serve for the unexpired term to which he is appointed.
- (c) The members of the Board shall receive twenty-five dollars (\$25.00) compensation for each meeting of the Board for which they are actually present and shall, in addition thereto, receive their actual and necessary expenses incurred in the performance of their duties, including, but not limited to, mileage to and from the meetings of the Board.
- (d) The Board shall establish regular meeting dates and may, from time to time, call special meetings.

The Board of Supervisors shall declare a vacancy in the office of any member who is absent from three (3) consecutive regular meetings of the Board without prior notification given to the Board Chairman.

- (e) A member shall be a resident of San Joaquin County.
- (f) A member shall be neither an elected officer or an employee of San Joaquin County, but he shall not be disqualified as a member by his membership on, or employment by, any other board, commission, agency or authority of, or created by or for, San Joaquin County.
- (g) No member shall knowingly acquire any interest in any property which is the subject of an appeal before the Board. A member having any interest in such property shall make immediate disclosure of the fact of an interest to the Board, and he shall be disqualified from all deliberations by the Board relating to that property.
- (h) The Board shall adopt by-laws to govern its function in accordance with the provisions in this chapter.
- (i) The Board shall elect a chairperson and vice-chairperson from among its members. The term of office of the chairperson and vice-chairperson shall be for the calendar year or its balance should they be elected to fill a vacancy. The time, place and frequency of its meetings shall be fixed by the Board.

Section ~~8-1014~~ 8-1053 Powers and Duties. The powers and duties are to read as follows:

- (1) The Board's function is:

- (a) To hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and California Fire Code, or regulations adopted thereto of the County.
- (2) Conduct of Appeals.
 - (a) The Board shall exercise its powers in such manner that substantial justice is done most nearly in accord with the intent and purpose of this code.
 - (b) The Board shall adopt rules of procedure for the conduct of appeals, make provision for adequate notice of hearing to all parties, provide for a hearing open to the public of all appeals to be commenced not less than ten (10), nor more than sixty (60) days from the date of filing of the petition for appeal, record minutes of all its proceedings, and provide copies of such minutes for inspection as a public record.
- (3) Procedure on Petition for Hearing of Appeal.
 - (a) The fees for an appeal shall be prescribed by the Board of Supervisors.
 - (b) Upon filing of the petition, the Secretary shall set the matter on the agenda for consideration by the Board.
 - (c) Notice in writing of not less than ten (10) calendar days shall be given the applicant or petitioner specifying the time and place of the hearing.
 - (d) At the hearing, the petitioner shall be given an opportunity to be heard and present any evidence to support his request.
- (4) Decisions.
 - (a) No later than ten (10) calendar days after hearing, the Board shall formally report its findings of fact and, together with the reasons, its decisions in writing.
 - (b) The formal report shall order the petition or application either granted, denied or modified and specify any conditions or limitations imposed.
 - (c) A copy of the findings and decisions shall be forwarded to the petitioner or his representative at the address shown upon the petition on file within ten (10) calendar days of the decision.
- (5) A copy of the report shall be forwarded to the administrative office whose decision has been appealed.
- (6) The Board shall file the original of its report in its permanent records.

- (7) All decisions of the Board shall become final and effective ten (10) calendar days after notice of the results of a hearing before the Board is mailed to the appellants.
- (8) The findings and decisions of the Board shall become final and effective ten (10) calendar days after notice of the results of a hearing before the Board is mailed to the appellants.
- (9) The findings and decisions of the Board shall be final and conclusive, but nothing in this code shall be construed to deprive any person of recourse to the courts as he may be entitled to under the law.

SECTION 8-1014. FEES—AMENDMENT TO SECTION 8-1016. Section 8-1016 of Chapter 3 of the ~~2010 California Building Code~~ Building Regulations of Title 8 of the San Joaquin County Ordinance Code is hereby amended to read:

Section ~~8-1016~~ 8-1075 Fees. ~~The following fees shall be charged at the time of applying for any permit required by this title:~~ The Board of Supervisors shall, by Resolution, adopt a fee schedule for the building permit application required by this Title.

SCHEDULE OF FEES FOR BUILDING PERMITS AND INSPECTIONS

A. ~~Building Permit Fee Table.~~

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$75.00
\$501.00 to \$2,000.00	\$75.00 for the first \$500.00 plus \$1.67 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$100.00 for the first \$2,000.00 plus \$12.66 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

B. ————— Other inspections and fees:

Inspections outside of normal business hours	\$100.00*
Reinspection fees where work is incorrect or improperly installed and a reinspection is required, a fee may be charged after two inspections	\$75.00*
Inspections for which no fee is specifically indicated	\$75.00*

*** ~~Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~**

C. ————— Reroofing fees: Reroofing shall be based on valuation of the job with a maximum permit fee of \$250.00. The valuation shall be determined by the Building Official.

D. ————— Moved residential building: For each moved residential building, single family, the fee shall be:

Up to 800 square feet	\$500.00
801 square feet to 1,200 square feet	\$575.00
Over 1,200 square feet	\$650.00
For each additional unit when part of the same structure	\$90.00

Moved buildings other than residential shall require a fee based on the valuation as described in subsection (a) of this section.

E. ————— Advertising signs: Advertising signs are subject to fees based on the valuation as described in subsection (a) of this section.

F. ————— Demolition permit: Each demolition permit fee shall be a minimum fee permit.

G. ————— Manufactured home, mobile home, commercial coach: The fee shall be one half (½) of the valuation set out in subsection (a) of this section.

H. ————— Paid inspection/moved structure inspection: For any inspection, including, but not limited to, structures to be moved, for which no fee is hereby provided, the fee shall be:

For inspection of one and two family structures	\$125.00
For inspection of all other residential and nonresidential	\$125.00

structures (first unit)	
(each additional unit)	\$75.00
Buildings of Group U, Division 1 Occupancy, each	\$75.00

~~I. _____ Strong motion instrumentation program (S.M.I.P.) fees: Fees are to comply with Public Resources Code, Chapter 8, Section 2705(a):~~

~~Fees shall be as prescribed by the State of California Resources Agency.~~

~~J. _____ Imaging/technology: Fees to comply with Section 19850 of Section 1, Chapter 10 of the Health and Safety Code of the State of California:~~

~~All new residential and nonresidential building plans, except agricultural buildings:~~

Six percent (6%) of the building permit fee	
Miscellaneous and all other permits and plans	\$10.00

~~K. _____ Plan checking fees: The plan checking fees for all buildings shall be sixty-five percent (65%) of the building permit fee, as set forth in this schedule.~~

~~Repetitive submittals (master plan) shall be as follows:~~

Original plan	65% of building permit fee, plus 10% of plan checking fee
Subsequent plans	25% of building permit fee

~~Master plans expire upon tri-annual adoption of new codes.~~

Plan check/processing of fire road	\$75.00
Incomplete or resubmitted plans requiring a third resubmittal	\$75.00*
Changed plans requiring additional plan review	\$75.00*
For processing job site plans, which were lost	\$75.00*
Plot plan review shall be charged on all building permits requiring Planning Division review	\$30.00

~~* Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~

~~L. _____ Disabled access surcharge:~~

~~Multifamily residential disabled access surcharge shall be five percent (5%) of the building permit fee.~~

~~Commercial disabled access surcharge shall be five percent (5%) of the building permit fee.~~

M. ~~Energy compliance surcharge:~~

~~Residential energy compliance surcharge shall be ten percent (10%) of the building permit fee.~~

~~Commercial energy compliance surcharge shall be ten percent (10%) of the building permit fee.~~

N. ~~Grading fees:~~

~~Land grading fees shall be prescribed as follows:~~

Plan Review Fees

1 to 100 cubic yards, each	\$15.00
101 to 1,000 cubic yards, each	\$22.50
1,001 to 10,000 cubic yards, each	\$30.00
10,001 to 100,000 cubic yards	\$30.00 for first 10,000 plus \$15.00 for each 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards	\$165.00 for first 100,000 plus \$9.00 for each 10,000 cubic yards or fraction thereof.
200,001 or more cubic yards	\$255.00 for first 200,000 plus \$4.50 for each 10,000 cubic yards or fraction thereof.
Additional plan review required by changes, add-ons or revisions to approved plans	\$75.00*

~~*—Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~

Permit Fees

1 to 100 cubic yards, each	\$75.00*
101 to 1,000 cubic yards	\$75.00 for first 100 cubic yards, plus \$5.55 for each 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$126.00 for first 1,000, plus \$9.00 for each 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$207.00 for first 10,000, plus \$40.50 for each 10,000 cubic yards or fraction thereof.
100,001 or more cubic yards	\$571.50 for first 100,000 cubic yards, plus \$22.50 for each 10,000 cubic yards or fraction thereof.

~~* Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~

~~O. Reinspection fee:~~

~~Where work is incorrect, improperly installed or incomplete, and reinspections are required, a fee may be charged for inspections exceeding two (2), each \$75.00*~~

~~* Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~

~~P. Appeals:~~

~~Appeals fee: Any appeal application for the Building Board of Appeals \$250.00~~

~~Q. General plan implementation: Five percent (5%) of the building permit fee. Fees are to comply with Section 66014 of the Government Code.~~

~~R. Minimum fee:~~

~~Minimum fee for any work requiring a permit \$75.00~~

~~SCHEDULE OF FEES FOR PLUMBING PERMITS AND INSPECTIONS~~

~~(a) Residential: For new construction or remodeling of, or addition to, single-family or multifamily dwellings, per sq. ft. \$0.06~~

~~For fixtures, traps or other devices, except where included in fee per square foot of floor area, according to subsection (b)~~

~~(b) Commercial and industrial: For new construction or remodeling of, or addition to, commercial and industrial structures~~

~~For fixture, trap or device plumbing fixture, trap, dishwasher, disposer, sand or grease trap, rainwater system, water treating, water heater, building drain or sewer, vent piping, water piping, vacuum breaker (repair or replacement of any above), each \$7.00~~

~~For gas piping system (up to 3 outlets), each \$7.00~~

~~Additional outlets, each \$1.50~~

For LPG tank and facilities or gasoline petroleum product tank and piping, each	\$15.00
(c) Swimming pool, each	\$75.00
(d) Moved building or dwelling to reconnect, each	\$75.00
(e) Manufactured home, mobile home, commercial coach, each	\$75.00
(f) Storm drain system, per catch basin or manhole, each	\$5.00
(g) Reinspection fee: Where work is incorrect, improperly installed or incomplete, and reinspections are required, a fee may be charged for inspections exceeding two (2), each	\$75.00*
(h) Inspections:	
Inspections for which no fee is specifically indicated, each	\$75.00

~~*—Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~

(i) Minimum fee	
Minimum fee for any work requiring a permit	\$75.00

General plan implementation: Five percent (5%) of the plumbing permit fee. Fees are to comply with Section 66014 of the Government Code.

SCHEDULE OF FEES FOR MECHANICAL PERMITS AND INSPECTIONS

(a) Residential: For new construction or remodeling of, or addition to, single family or multifamily dwellings, per sq. ft. For mechanical systems, except where included in fee per square foot of floor area according to subsection (b)	\$0.03 (not to exceed \$150.00)
(b) Commercial and industrial: For new construction or remodeling of, or addition to, commercial and industrial structures Each forced air furnace, gravity warm air type, floor, wall, unit, space or pool furnace Up to and including 100,000 BTU's	\$15.00
Over 100,000 BTU's	\$20.00
Heat pump, gas/electric combination/unit Up to and including 100,000 BTU's or 3 HP	\$15.00
Over 100,000 BTU's or 3 HP	\$20.00

Gas range, kiln, range top or oven, dryer, rice cooker, each	\$10.00
Walk-in box (equals one compressor and three evaporators), each	\$20.00
Boilers/compressors/absorption systems	
For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW), or for each absorption system to and including 100,000 Btu/h (29.3 kW)	\$13.15
For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or for each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$24.25
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or for each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$33.25
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or for each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$49.50
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or for each absorption system over 1,750,000 Btu/h (512.9 kW)	\$82.75
Heat exchanger, including ducts	
0 to 10 units	\$5.00
Over 10 units	\$4.00
Ventilation system, evaporative cooler or air handler	
0 to 10,000 CFM	\$7.50
Over 10,000 CFM	\$10.00
Commercial hood	
Type I, each	\$125.00
Type II, each	\$50.00
(c) Moved building/dwelling, each	\$75.00
(d) Manufactured home, mobile home, commercial coach, each	\$75.00
(e) Reinspection fee: Where work is incorrect, improperly installed or incomplete, and reinspections are required, a fee may be charged for inspections exceeding two (2), each	\$75.00*
(f) Inspections for which no fee is specifically indicated	\$75.00*

~~*—Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~

(g) Minimum fee: Minimum fee for any work requiring a permit \$75.00

(h) General plan implementation: Five percent (5%) of the mechanical permit fee. Fees are to comply with Section 66014 of the Government Code

~~SCHEDULE OF FEES FOR ELECTRICAL PERMITS AND INSPECTIONS~~

(a) Residential: For new construction or remodeling of, or addition to, single-family or multifamily dwellings, the following flat rate, which shall include the service entrance, shall be per square foot of floor area (including garage and/or carport, but not including open patio floor area), per square foot

\$.05

For service, outlets and fixtures, except when included in fee per square foot of floor area, according to subsections (c), (d), (e)

(b) Commercial and industrial: $.001 \times$ total building valuation in accordance with Section 8-1016

Permits for projects where there is no building valuation shall be based on actual work as provided in the following subsections (c), (d), (e), (f) and (g)

(c) Outlets: For wiring outlets at which current is used or controlled, each \$1.00

(d) Fixtures: For light fixtures, each \$1.00

(e) Services; switchboard panels and transformers: For services, feeders, panels; switchboards and transformers 0-800 amperes

\$75.00

Over 801 amperes \$125.00

(f) Motors

Per horsepower \$2.00 per

Maximum per motor \$325.00

(g) Busways: For busways, power ducts and similar equipment, per foot \$1.00

(h) Photo voltaic systems: For photo voltaic systems \$270.00

(i) Moved structures: For each moved building or dwelling unit, for reconnecting approved existing electrical wiring, each \$75.00

For each additional dwelling unit in the same building, \$35.00

each

Note: Any alterations, additions or replacements shall be an additional fee as prescribed herein

(j) Manufactured home, mobile home, commercial coach: For factory built housing, commercial or other units, or for an approved mobile home converted to a permanent residence, each \$75.00

(k) Reinspection fee: Where work is incorrect, improperly installed, or incomplete, and reinspections are required, a fee may be charged for inspections exceeding two (2)

\$75.00*

(l) Inspections: Inspections for which no fee is specifically indicated \$75.00*

(m) Minimum fee: Minimum fee for any work requiring a permit, each \$75.00

(n) General plan implementation: Five percent (5%) of the electrical permit fee. Fees are to comply with Section 66014 of the Government Code

~~* Or the total cost to the jurisdiction, whichever is the greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.~~

SECTION 8-1015. GENERAL REGULATIONS—AMENDMENT TO DIVISION 2 ELECTRICAL CODE. Chapter 1, General Regulations, of Division 2 of the Electrical Code of Title 8 of the San Joaquin County Ordinance Code is hereby deleted:

DIVISION 2. ELECTRICAL CODE

CHAPTER 1. GENERAL REGULATIONS

SECTION 8 2000. ADOPTION OF THE CALIFORNIA ELECTRICAL CODE. That certain document in book form entitled “ 2007 California Electrical Code, published by California Building Standards Commission, 2525 Natoma Park Drive, Suite 130, Sacramento, California 95833-2936 and incorporates, by adoption, the 2005 edition of the National Electrical Code of the National Fire Protection Association, one (1) copy of which is now on file in the office of the Clerk of the Board of Supervisors of the County of San Joaquin, is hereby adopted and enacted by the Board of Supervisors as the Electrical Code of the County of San Joaquin which is amended specifically hereinafter.

SECTION 8 2000.1 PERMITS — ADDITION OF SECTION 89.108.4.1.1. Section 89.108.4.1.1, of Article 89 of the 2007 California Electrical Code, is hereby added to read:

~~Section 89.108.4.1.1 Permits Required. No building, structure, or building service equipment shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure, or building service equipment has first been obtained from the Building Official.~~

~~SECTION 8 2001. EXPIRATION ADDITION OF SECTION 89.108.4.1.2.~~ Section 89.108.4.1.2 of Article 89 of the 2007 California Electrical Code, is hereby added to read:

~~Section 89.108.4.1.2 Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Work shall be considered abandoned if an inspection has not been recorded and approved within 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee, therefore, shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.~~

~~Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented actions from being taken. No permit shall be extended more than once. A Notice of Code Violation may be recorded when an electrical permit is expired.~~

~~SECTION 8 2002. FEES — ADDITION OF SECTION 89.108.4.2.1~~ Section 89.108.4.2.1 of the 2007 California Electrical Code, is hereby added to read:

~~Section 89-14 89.108.4.2.1 Permit Fees. Fees for permits and inspections shall be set by the Board of Supervisors of the County of San Joaquin.~~

~~The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official based on valuation data supplied periodically by the International Code Council or market value based on local assessment ratios or any other data as may be available to the Building Official for his review. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment.~~

EXCEPTION: The Building Official shall determine the valuation when no applicable data is available.

~~Section 89.108.4.2.2 Investigation Fees. An investigation fee, in addition to the permit fee, shall be collected. The investigation fee shall be equal to the amount of the permit fee required by this Code. The minimum investigation fee shall be not less than the minimum fee set forth by the Board of Supervisors of the County of San Joaquin. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalty prescribed by law.~~

~~Section 89.108.4.2.3 Fee Refund. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.~~

~~The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. Except that no refunds will be processed for permits of \$50.00 or less.~~

~~SECTION 8 2003. ARTICLE 100 DEFINITIONS. Article 100, Definitions, of the 2007 California Electrical Code, is hereby amended by adding definitions to read:~~

~~BUILDING OFFICIAL means the officer responsible for the administration and enforcement of this title designated by the Director of the Department of Community Development.~~

~~BUILDING SERVICE EQUIPMENT means the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential to the occupancy of the building or structure for its designated use.~~

~~SECTION 8 2004. TITLE. This ordinance shall be known as and be cited as the San Joaquin County Electrical Code Ordinance.~~

~~**SECTION 8-1016. GENERAL REGULATIONS—AMENDMENT TO DIVISION 3 PLUMBING REGULATIONS.** Chapter 1, General Regulations, of Division 3 of Plumbing Regulations of Title 8 of the San Joaquin County Ordinance Code is hereby deleted:~~

~~**DIVISION 3. PLUMBING REGULATIONS**~~

~~**CHAPTER 1. GENERAL REGULATIONS**~~

~~**SECTION 8-3000. ADOPTION OF CALIFORNIA PLUMBING CODE..** That certain document in book form entitled 2007 California Plumbing Code, including Appendix Chapter 1, B, and D thereof, published by the California Building Standards Commission, 2525 Natoma Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates, by adoption, the 2006 edition of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, one (1) copy of which is now on file in the office of the Clerk of the Board of Supervisors of San Joaquin County, is hereby adopted and enacted by the Board of Supervisors as the Plumbing Code of the County of San Joaquin, except those certain portions of the 2007 California Plumbing Code which are amended specifically hereinafter.~~

~~SECTION 8 3001. EXPIRATION — AMENDMENT OF SECTION 103.3.4 APPENDIX, CHAPTER 1.~~ Section 103.3.4 of Appendix, Chapter 1 of the 2007 California Plumbing Code, is hereby amended to read:

~~Section 103.3.4 of Appendix, Chapter 1.. Expiration. Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Work shall be considered abandoned if an inspection has not been recorded and approved within 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.~~

~~Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. A Notice of Code Violation may be recorded when a plumbing permit is expired.~~

~~SECTION 8 3002. FEES — AMENDMENT OF SECTION 103.4 OF APPENDIX, CHAPTER 1.~~ Section 103.4 of Appendix, Chapter 1, Fees, of the 2007 California Plumbing Code, is hereby amended to read:

~~Section 103.4.1 of Appendix, Chapter 1. Permit Fees. Fees for permits and inspections shall be set by the Board of Supervisors of the County of San Joaquin.~~

~~Section 103.4.2 of Appendix, Chapter 1. Plan Review Fees. Fees for plan review shall be set by the Board of Supervisors of the County of San Joaquin.~~

~~Section 103.4.4 of Appendix, Chapter 1. Investigation Fees. Work without a permit. An investigation fee, in addition to the permit fee, shall be collected. The investigation fee shall be equal to the amount of the permit fee required by this Code. The minimum investigation fee shall be not less than the minimum fee set forth by the Board of Supervisors of the County of San Joaquin. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalty prescribed by law.~~

~~Section 103.4.5 of Appendix, Chapter 1. Fee refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.~~

~~The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. Except that no refunds will be processed for permits of \$50.00 or less.~~

Fee Refunds:

- ~~1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.~~
- ~~2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid, when no work has been done under a permit issued in accordance with this Code.~~
- ~~3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit, for which a plan review has been paid, is withdrawn or canceled before any plan reviewing is done.~~

~~The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.~~

~~**SECTION 8-3003. TITLE.** This division shall be known as, and may be cited as, the San Joaquin County Plumbing Code.~~

~~**SECTION 8-1017. GENERAL REGULATIONS—AMENDMENT TO DIVISION 4 STRUCTURAL RELOCATION.** Chapter 1, General Regulations, of Division 4 of Structure Relocation of Title 8 of the San Joaquin County Ordinance Code is hereby deleted:~~

~~**DIVISION 4. STRUCTURAL RELOCATION**~~

~~**CHAPTER 1 GENERAL REGULATIONS**~~

~~**SECTION 8-4000. SHORT TITLE.** This chapter shall be know and may be designated as "The Structure Relocation Ordinance of San Joaquin County."~~

~~**SECTION 8-4001. DEFINITIONS.** For the purpose of this chapter the following words and phrases are defined:~~

~~(a) BOARD OF HOUSING APPEALS means the Board of Housing Appeals of the County of San Joaquin.~~

~~(b) BUILDING OFFICIAL means the officer designated by the Director of the Department of Planning and Building Inspection of the County of San Joaquin.~~

~~(d) PERMIT means a written authorization issued by the Building Official pursuant to this chapter.~~

~~(e) STRUCTURE means any building and includes, but is not limited to, a house, multiple dwelling, garage, shed, commercial building, store building, office building, warehouse, and factory.~~

~~SECTION 8 4002. PERMIT REQUIRED.~~ No person shall place, or cause to be placed, any existing structure upon any portion of the County unless a permit has been obtained as required by this chapter.

~~SECTION 8 4003. APPLICATION FOR PERMIT.~~ Application for permit shall be:

~~(a) Made on forms provided by the Building Official.~~

~~(b) Accompanied by the following:~~

~~(1) An inspection fee as prescribed in Division 1, Chapter 1 (Building Regulations) which shall not be refunded.~~

~~(2) A plot plan, or other appropriate plans as required by the Building Official.~~

~~(3) All necessary approvals from other agencies including, but not limited to, the San Joaquin County Public Works Department and San Joaquin Local Health District.~~

~~(4) A demolition permit, issued by the Building Official, when the structure to be moved is located within the unincorporated area of San Joaquin County.~~

~~SECTION 8 4004. APPROVAL AND ISSUANCE OF PERMIT.~~ Every application for a permit shall be processed as follows:

~~(a) The Building Official shall review the application and inspect the structure for conformity with the applicable ordinances and building regulations set forth in Title 8 of the Ordinance Code of the County of San Joaquin.~~

~~(b) Upon approval of all plans, a permit shall be issued for the relocation of the structure and for the proposed construction.~~

~~(c) All permanent utilities will not be approved until such time as the final inspection is made and approved by the Building Official. Electrical power to the site for purposes of construction shall be provided by means of a temporary power pole or other temporary means approved by the Building Official.~~

~~SECTION 8 4005. EXPIRATION OF PERMIT.~~

~~(a) Every permit issued by the Building Official under the provisions of this chapter shall automatically expire and become null and void whenever either of the following events occurs:~~

~~(1) If the building or work authorized by such permit is not commenced within one hundred eighty (180) days from the date of issuance of the permit and an~~

~~extension of time has not been granted;~~

~~(2) If the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days;~~

~~(3) If the building or work authorized by such permit is not completed within two (2) years from the date of issuance of the permit.~~

~~(b) Upon expiration of the permit, under subsection (a)(2) above, the permittee must cease all work and obtain a new permit before proceeding with any work. New permits will be issued for one half the required fee of the original permit provided:~~

~~(1) No changes have been made or will be made in the original plans and specifications for such work; and~~

~~(2) The suspension or abandonment of the work has not exceeded one (1) year.~~

~~(c) If the permittee is unable to commence work within the time period provided in subsection (a)(1) above, the Building Official may grant an extension not to exceed one hundred eighty (180) days, provided the following requirements are met:~~

~~(1) Permittee makes a written application for extension prior to the expiration of the permit;~~

~~(2) Circumstances beyond the control of permittee prevented the work from being commenced within the one hundred eighty (180) day time period;~~

~~(3) No permit may be extended more than once.~~

~~SECTION 8-4006. ABATEMENT.~~ Every violation of Section 8-4002 is hereby declared to be a public nuisance and the District Attorney of the County of San Joaquin shall take such action as he may deem necessary to abate the same.

~~SECTION 8-4007. PENALTY.~~ Every violation of Section 8-4002 is declared to be a misdemeanor. The penalty for violation of this chapter shall be in accordance with Section 1-2000 of this Ordinance Code.

~~SECTION 8-4011.~~ Repealed by Ord. 3227.

SECTION 8-1018. GENERAL REGULATIONS—AMENDMENT TO DIVISION 6 MECHANICAL REGULATIONS. Chapter 1, General Regulations, of Division 6 of Mechanical Regulations of Title 8 of the San Joaquin County Ordinance Code is hereby deleted:

~~DIVISION 6. MECHANICAL REGULATIONS~~

~~CHAPTER 1. GENERAL REGULATIONS~~

SECTION 8 6000. ADOPTION OF THE CALIFORNIA MECHANICAL CODE.

That certain document in book form entitled "2007 California Mechanical Code", including the Appendix thereof, published by the California Building Standards Commission, 2525 Natoma Park Drive, Suite 130, Sacramento, California 95833-2936, and incorporates, by adoption, the 2006 edition of the Uniform Mechanical Code of the International Association of Plumbing and Mechanical Officials, one (1) copy of which is now on file with the Clerk of the Board of Supervisors of the County of San Joaquin, is hereby adopted and enacted by the Board of Supervisors of the County of San Joaquin as the Mechanical Code of the County of San Joaquin, except those portions of said 2007 California Mechanical Code which are hereby amended specifically hereinafter.

SECTION 8 6001 EXPIRATION AMENDMENT OF SECTION 114.4 OF APPENDIX, CHAPTER 1. Section 114.4 of Appendix, Chapter 1 of the 2007 California Mechanical Code is hereby amended to read:

Section 114.4 of Appendix, Chapter 1. Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Work shall be considered abandoned if an inspection has not been recorded and approved within 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee. A Notice of Code Violation may be recorded when a mechanical permit expires.

SECTION 8 6002. FEES AMENDMENT OF SECTION 115 OF APPENDIX, CHAPTER 1. Section 115 of Appendix, Chapter 1, Fees, of the 2007 California Mechanical Code, is hereby amended to read:

Section 115.2 of Appendix, Chapter 1. Permit Fees. Fees for permits and inspections shall be set by the Board of Supervisors of the County of San Joaquin.

Section 115.3 of Appendix, Chapter 1. Plan Review Fees. Plan review fees shall be determined by the Building Official.

~~Section 115.3.1 of Appendix, Chapter 1. Separate fees for plan review. These fees shall be determined by the Building Official.~~

~~Section 115.3.2. of Appendix, Chapter 1. Incomplete or changed plans. These fees shall be determined by the Building Official.~~

~~Section 115.5. of Appendix, Chapter 1. Investigation Fees. Work without a permit. An investigation fee, in addition to the permit fee, shall be collected. The investigation fee shall be equal to the amount of the permit fee required by this Code. The minimum investigation fee shall be not less than the minimum fee set forth by the Board of Supervisors of the County of San Joaquin. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalty prescribed by law.~~

~~Section 115.6 of Appendix, Chapter 1. Fee refunds. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. Except that no refunds will be processed for permits of \$50.00 or less.~~

~~Section 115.6.1 of Appendix, Chapter 1. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.~~

~~Section 115.6.2 of Appendix, Chapter 1. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.~~

~~Section 115.6.3 of Appendix, Chapter 1. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.~~

SECTION 8-1019. INTENT—AMENDMENT TO DIVISION 7 ENFORCEMENT PROCEDURES. Section 8-7000 of Division 7 Enforcement Procedures of Title 8 of the San Joaquin County Ordinance Code is hereby amended:

Section 8-7000 Intent. It is the intent of this division to specify enforcement procedures for violations of Division 1 of the California Code of Regulations Title 24 (Building Regulations), Division 2 (Electrical Regulations), Division 3 (Plumbing Regulations) and Division 6 (Mechanical Regulations) of Title 8. (Ord. 3464)

SECTION 2. This Ordinance shall take effect and be in force on January 17, 2011; and prior to the expiration of fifteen (15) days from the passage thereof shall be published one (1) time in the Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this 14th day of December, 2010 by the following vote of the Board of Supervisors, to wit:

AYES:

NOES:

ABSENT:

CARLOS VILLAPUDUA, Chairman
Board of Supervisors
County of San Joaquin
State of California

ATTEST: LOIS M. SAHYOUN,
Clerk of the Board of Supervisors
of the County of San Joaquin,
State of California

By: _____
Deputy Clerk

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