
PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

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May 6, 1999

Agenda: 5/18/99

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: Adoption of the 1997 Uniform Building Code, 1997 Uniform Mechanical Code, 1997 Uniform Plumbing Code, and the 1996 National Electrical Code, as amended by Title 24 of the California Code of Regulations.

Members of the Board:

BACKGROUND:

The State Building Standards Commission has established July 1, 1999 as the adoption date for the 1997 Uniform Building Code, 1997 Uniform Mechanical Code, 1997 Uniform Plumbing Code, and the 1996 National Electrical Code, as amended by Title 24 of the California Code of Regulations. In addition, staff has taken this opportunity to revise Chapters 12.10 of the County Code to reflect our present policies and to clarify areas of ambiguity.

The following documents are enclosed:

- (1) A strikeout-redline version of the Changes to Chapter 12.10. Explanations for all changes are shown in shaded text boxes. (Attachment 1)
- (2) The revised ordinance. (Attachment 2)

Below is a summary of the major changes to both the model codes and County Code.

CHANGES TO THE MODEL CODES

There are two major technical changes in the 1997 codes.

1. The seismic provisions of the 1997 Uniform Building Code have been strengthened in several areas, based upon continuing analysis of the damage in the Loma Prieta and Northridge earthquakes. The most significant of these changes is that the code now establishes zones adjacent to known earthquake faults where additional requirements apply.
2. The chapter on building exiting has been revised in its' entirety to clarify numerous areas of ambiguity which became apparent in the previous code.

CHANGES TO COUNTY CODE

The changes to the County Code are summarized below:

1. The revision of Section 12.10.070(b)(1) relating to one-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses in order to make the measurement of area and height consistent with the measurement of other structures, and consistent with the size of prefabricated metal and wood sheds commonly purchased at home supply stores.
2. The revision of Section 12.10.070(b) (4) relating to retaining walls exempting all retaining walls less than one foot in height, which are essentially landscaping walls and pose no threat to health and safety.
3. The revision of Section 12.10.070(b) (16) relating to replacement of exterior siding which is a cosmetic repair.
4. The revision of Section 12.10.070(b) (17) relating to prefabricated structures constructed of light frame materials and covered with cloth or flexible plastic, used to shelter vehicles or boats, with no associated electrical, plumbing, or mechanical equipment which are extremely light and pose no significant health and safety hazard.
5. Deletion of the Section 12.10.070(g) relating to horizontal reinforcement because this section is now found in the Uniform Building Code.
6. Deletion of the second paragraph of Section 12.10.090 relating to low flush toilets because this requirement is now found in the Uniform Plumbing Code.
7. Revision of Section 12.10.070(k) relating to the abatement of dangerous buildings in order to make this section consistent with our present practice.

A copy of the full text of the proposed ordinance is posted in the office of the Clerk of the Board of Supervisors, Room 500, Santa Cruz, California.

Staff will make every effort to alert applicants to the new requirements.

IT IS THEREFORE RECOMMENDED THAT YOUR BOARD:

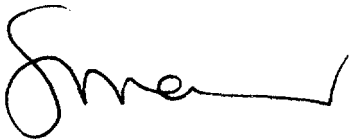
1. Approve the attached ordinance in concept.
2. Direct the Clerk of the Board to place the attached ordinance on the next available agenda for final adoption.

Sincerely,



ALVIND. JAMES
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachments: Strikeout/redline version with explanations
Revised Ordinance

HAROLD W. GRIFFITH
200 Casserly Road
Watsonville, California 95076
(831) 763-0607

May 12, 1999

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: PUBLIC HEARING- ~ UNIFORM CODE ADOPTION and AMENDMENT OF
SANTA CRUZ COUNTY CODE CHAPTER 12.

Dear Supervisors;

A Notice of a Public Hearing before the Board of Supervisors of the County of **Santa** Cruz was published in the Santa Cruz County Sentinel on Saturday May 8, 1999, on page A-9 regarding the adoption of the Uniform Building Code etc.

The California Health and Safety Code § 17958 requires cities and counties to adopt the Uniform Codes found in Health and Safety Code § 17922 within 180 days of adoption by the California Building Standards Commission. That adoption date was November 18, 1998 for the following uniform codes:

1997 Uniform Building Code; 1997 Uniform Mechanical Code; 1997 Plumbing Code; 1996 National Electric Code; 1997 Uniform Housing Code.

Health and Safety Code § 17958 also indicates that if the county does not adopt the above cited codes adopted by Health and Safety Code within 180 days after adoption by the California Building Standards Commission then those codes are the building codes of the local jurisdiction by operation of law.

Therefore your adoption is not necessary since the adoption the codes cited above and listed in Health and Safety Code § 17922 was **made** via operation of law on May 17, 1999, yesterday!

Also please note that any modifications to these uniform codes must include express findings pursuant to H&S § 17958.5 or H&S § 17958.7.

All sections of the County Building Code are therefore repealed via operation of law and have been replace by the codes cited above.

Thank you for your consideration of this matter.

Sincerely,,



Harold Griffith

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