C O U N C I L C O M M U N I C A T I O N

TO: THE CITY COUNCIL COUNCIL MEETING DATE: FEBRUARY 7, 1990

FROM: THE CITY MANAGER'S OFFICE

SUBJECT: ADOPTION OF UNIFORM CODES

INDICATED ACTION: Adopt the 1988 Uniform Building, Plumbing, Mechanical, Housing and Unsafe Building Codes, and the 1987 National Electric Code.

BACKGROUND INFORMATION: During the past year the State of California adopted the above named Codes. This action permits cities and counties to do likewise.

The new Codes contain minor modifications but none which will substantially change construction practices or increased costs. However, fees for permits will increase, because Lodi is currently using 1985 as the basis for its fees.

James B. Schroeder

JAMES B. SCHROEDER
Community Development Director

cc: Chief Building Inspector

HANDBOOK

TO THE

UNIFORM BUILDING CODE

An Illustrative Commentary

by Vincent R. Bush

International Conference of Building Officials

Allowable Area Increases—Section 506

The minimum requirement of the code insofar as siting a building is concerned is that it have access on at least one side to a street or yard. Thus it could extend completely between side property lines and to the rear property line and have access from only one side. It therefore follows that if a building is provided with yards or open space on two or more sides, some benefit should accrue based upon better access for the fire department. Also if the yards or streets are wide enough there will be a benefit due to the decreased exposure from adjoining properties.

Because of the beneficial aspects of open space adjacent to a building, the U.B.C. permits increases in the areas established from Section 505 based upon the number and width of the yards and streets around the building. In order for yards to be effective for use by the fire department it would be advisable they be connected to a public way so that the fire department will have access to that portion of the perimeter of the building which is adjacent to open space. However, the code does not require this connection. Also, the code requires (through definition of yard) that a yard be open, unoccupied and unobstructed from the ground to the sky. This definition precludes the storage of pallets, lumber, manufactured goods or any other objects which similarly obstruct the yard. However, automobile parking, low-profile landscaping, fire hydrants and similar features are permitted.

In the case where streets or yards adjoin two sides of the building, the code permits an increase in area up to 50 percent. Where streets or yards exist on three or four sides, the code for most occupancies and types of construction permits an area increase up to 100 percent.

Where access is available on four sides, the code does allow extra area increases for three cases where the amount of combustibles and, consequently, potential fire severity is relatively low. Also, the height of the building is limited to either one or two stories. In these three cases the area may be increased beyond 100 percent, provided, of course, the minimum width yard or street exceeds a width of 40 feet. This is based on the code criterion of permitting a rate of increase equal to five percent for each foot that the minimum width yard or street exceeds 20 feet.

There are many cases where very large undivided floor areas are required for efficient operation in such facilities as warehouses and industrial plants. The U.B.C. recognizes this necessity and allows unlimited areas for these uses under two different sets of circumstances.

The first case is for buildings up to a maximum of two stories in height of Group B and Group H, Division 5 Occupancies where the building is completely surrounded by streets or yards not less than 60 feet in width and protected throughout by an automatic fire-sprinkler system. The code assumes in this case that the amount of combustibles and, consequently, the potential fire severity is relatively low. In addition the protection provided by the automatic fire-sprinkler system plus the fire department access furnished by the 60-foot yards or streets surrounding the building reduce the potential fire severity to such a level that unlimited area is reasonable.

The second case involves a noncombustible building or a building of heavy-timber construction (Type IV) with noncombustible contents. The code assumes that a heavy-timber building provides somewhat comparable performance insofar as fire safety is concerned as a noncombustible building. This second case also requires that the building be surrounded by yards or streets with a minimum width of 60 feet.

ORDINANCE NO. 1476-A

AN ORDINANCE ADOPTING THE "UNIFORM BUILDING CODE," 1988 EDITION, AND THE SECONDARY CODE REFERRED TO THEREIN,NAMELY THE "UNIFORM BUILDING CODE STANDARDS," 1988 WHICH CODES REGULATE THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, USE AND OCCUPANCY, LOCATION AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY OF LODI, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR, PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF: REPEALING SECTIONS 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070, AND 15.04.080 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of January, 1990 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for February 7, 1990 at the hour of 7:30 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070, and 15.04.080 of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070 and 15.04.080 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 5-1 of the Code of the City of Lodi to read in full as follows:

Sec. 15.04.010. Adoption. The provisions set forth in the "Uniform Building Code," 1988 Edition, and set forth in the "Uniform Building Code Standards," 1988 Edition, together with appendix Chapters 1, 7, 32, 35, 49, 51, 55, 57 and 70 thereto, are hereby adopted as the Building Code of the City of Lodi. The Building Code of the City of Lodi shall apply to all matters pertaining to the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Lodi, California; the issuance of building permits and the

collection of fees therefor; and the enforcement of the rules and regulations as set forth in said "Uniform Building Code," 1988 Edition and the provisions of the "Uniform Building Code Standards" 1988 Edition, and appendixes thereto.

Section 3. There is hereby adopted a new Section 15.04.020 of the Code of the City of Lodi to read in full as follows:

Revisions, additions and deletions. The revisions, additions and deletions to the code adopted by the preceding section, where are hereby approved by the City Council as exceptions are as follows:

Sec. 15.04.020

UBC CHAPTER 1: Sec. 104(e). Add section--

"No person shall move or cause to be moved any building or structure within the incorporated area of the City of Lodi without first obtaining a moving permit from the Chief Building Inspector. Any such building or structure not fully meeting the requirements of the Building Code shall be repaired or remodeled in conformity with the provisions of this code either at the time of moving or after reaching its destination. In the event that the repair or remodel cannot be done before moving, the owner of the building or structure may, for the purpose of obtaining the moving permit, file with the Building Department a corporate surety bond or cash in an amount equal to the sum of the repair or remodel, said amount as estimated by the Chief Building Inspector; said bond guaranteeing that the repairs or remodel shall be completed within six months from the time of moving. In the event the remodel or repairs have not been completed in the specified time, the Chief Building Inspector shall initiate steps to complete repairs or remodel and apply costs against the forfeited bond.

"Notwithstanding the provisions of this section of the code, if in the opinion of the Chief Building Inspector the building or structure is not suitable for the purposes proposed and/or structurally does not conform to the minimum requirements of this ordinance, a moving permit can be refused.

"A written notice of appeals may be filed as per the allowed time limits for a hearing before the board of appeals of the City of Lodi as per Section 204 of the Building Code of the City of Lodi."

Section 4. There is hereby adopted a new Section 15.04.030 of the Code of the City of Lodi to read as follows:

Section 15.04.030

UBC CHAPTER 2: Sec. 201. Change to read:

"There is hereby established in the City of Lodi a Building Division of the Community Development Department which shall be under the jurisdiction of the Chief Building Inspector designated by the appointing authority, and whenever in this Code reference is made to 'Building

Official' it shall mean the Chief Building Inspector of the City of Lodi or his authorized representative."

Section 5. There is hereby adopted a new Section 15.04.040 of the Code of the City of Lodi to read as follows:

Section 15.04.040

UBC CHAPTER 2: Sec. 204(a) Change to read:

"In order to determine the suitability of alternate materials and types construction and to provide for reasonable interpretations of this code, the City Council shall sit as a board of appeals. The Chief Building Inspector shall be an ex-officio member and shall act as secretary of the board. Three members present shall constitute a quorum and no act of the board shall be valid unless a majority of the full board shall concur therein.

"The board of appeals shall adopt reasonable rules and regulations for conducting a meeting and investigations and shall render a decision and findings in duplicate. A copy will go to the Chief Building Inspector with the other copy to the applicant."

Section 6. There is hereby adopted a new Section 15.04.050 of the Code of the City of Lodi to read in full as follows:

Section 15.04.050

UBC CHAPTER 3: Sec. 304 Sub. (a). Change paragraph 1 to read:

"Building Permit Fees. A fee for each building permit required by this Code shall be paid to the City of Lodi as set forth in Table No. 3-A. Fees shall be paid prior to permit issuance.

TABLE NO. 3-A

TOTAL VALUATION	FEES
$1.00 to $500	$15.00
$501 to $2,000	$15.00 for the first $500 plus $2.00 each additional $100.00 or fraction thereof, to and including $2,000.
$2,001 to $25,000	$45.00 for the first $2,000 plus $9.00 for each additional thousand or fraction thereof to and including $25,000.
$25,001 to $50,000	$252.00 for the first $25,000 plus $6.50 for each additional thousand or fraction thereof, to and including $50,000.

$50,001 to $100,000	$414.50 for the first $50,000 plus $4.50 for each additional thousand, or fraction thereof, to and including $100,000.
$100,001 to $1,000,000	$639.50 for the first $100,000 plus $3.50 for each additional thousand or fraction thereof.
$1,000,000 and up	$4,136.00 for the first $1,000,000 plus $2.50 for each additional thousand or fraction thereof.

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours.... $40.00 per hour (Minimum charge - one hour)

2. Reinspection fee assessed under provision of Section 305 (g)..... $30.00 each

3. Inspection for which no fee is specifically indicated..... $30.00 per hour

4. Additional plan review required by changes, additions or revisions to approved plans..... $30.00 per hour (Minimum charge - one-half hour)

5. Special inspections required by owners, real estate agencies, or loan agencies to determine compliance to the Building Code in effect at the time of construction:

   One hour minimum charge..... $40.00
   Each additional hour..... $30.00

6. Refunds on all permits shall be subject to a $35.00 administrative processing fee.

Section 7. There is hereby adopted a new Section 15.04.060 of the Code of the City of Lodi to read as follows:

Section 15.04.060

UBC CHAPTER 5: Sec. 504.

Table No. 5A - Wall and Opening Protection of Occupancies Based on Location of Property - change to read:

"Group A, B, E, H, and I Occupancies: Fire Resistance of Exterior Walls.

"Exterior walls of 11 One-hour, 11-N and Type V construction shall be of four-hour fire-resistive construction when they are closer than five feet (5') to the property line with no openings permitted."

Section 8. There is hereby adopted a new Section 15.04.070 of the Code of the City of Lodi to read as follows:

Section 15.04.070

UBC CHAPTER 25: sec. 2516 (c) 2. Underfloor Clearance. Change to read:

"No portion of any wood framing member shall be closer than 18 inches to the underfloor soil grade unless such member is treated wood.

"Exception: Posts supporting wood floors may be not closer than six inches (6") to underfloor soil."

Section 9. There is hereby adopted a new Section 15.04.080 of the Code of the City of Lodi to read as follows:

Section 15.04.080

UBC CHAPTER 29: Sec. 2907 (a). Add a second paragraph:

"Concrete or masonry shall not be poured or set against wood, such as exterior porch, patio slab or concrete steps; the foundation height shall be increased sufficiently to insure concrete to concrete contact and any substitute shall have the specific approval of the Chief Building Inspector."

Section 10. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this

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Mayor

ORDINANCE NO. 1476-B

AN ORDINANCE ADOPTING THE "UNIFORM PLUMBING CODE," 1988 EDITION, PROVIDING FOR THE ESTABLISHING OF MINIMUM REGULATIONS FOR THE INSTALLATION, ALTERATION OR REPAIR OF PLUMBING AND DRAINAGE SYSTEMS AND THE INSPECTION THEREOF; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND REPEALING SECTIONS 15.12.010, 15.12.020, 15.12.040 AND 15.12.100 INCLUSIVE OF THE CODE OF THE CITY OF LODI AND ALL OTHER ORDINANCES AND PARTS OR ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of January, 1990, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for February 7, 1990, at the hour of 7:30 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file herein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1: Sections 15.12.010, 15.12.020, 15.12.040 and 15.12.100 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Section 15.12.010, 15.12.020, 15.12.040 and 15.12.100 to read as hereinafter set forth.

Section 2: There is hereby adopted a new Section 15.12.010 of the Code of the City of Lodi to read as follows:

Sec. 15.12.010 Administration and Fees.

Application and Scope. The provisions of this code shall apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction, except as otherwise provided for in this code.

Section 3: There is hereby adopted a new Section 15.12.020 of the Code of of the City of Lodi to read as follows:

Sec. 15.12.020 Adoption.

The provisions set forth in the "Uniform Plumbing Code," 1988 Edition, together with the appendixes thereto, are hereby adopted as the Plumbing Code of the City of Lodi. The Plumbing Code of the City of Lodi

shall apply to all matters pertaining to plumbing, drainage systems and gas fittings in the City of Lodi.

Section 4: There is hereby adopted a new Section 15.12.040 of the Code of the City of Lodi to read as follows:

Sec. 15.12.040 Department Having Jurisdiction. The Building Division of the Community Development Department and the Chief Building Inspector or his authorized representative shall enforce the provisions of this ordinance and shall have all of the duties and rights of the Administrative Authority as provided in the Uniform Plumbing Code, 1988 Edition.

Section 5. There is hereby adopted a new Section 15.12.100 of the City of Lodi to read as follows:

Sec. 15.12.100 Plumbing Permit Fees. A fee for each plumbing permit required by this Code shall be paid to the City of Lodi as hereinafter set forth. Fees shall be paid prior to permit issuance.

SCHEDULE OF FEES

For issuing each permit..... $15.00

In addition:

1. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore)..... $ 3.00

2. For each building sewer and each trailer park sewer.....$ 6.00

3. Solar Heaters..... $10.00

4. Rainwater systems - per drain..... $ 2.00

5. For each fire hydrant (first one).....$150.00
   (each additional).....$40.00

6. For each private sewage disposal system..... $15.00

7. For each water heater and/or vent..... $ 3,00

8. For each gas piping system of one (1) to five (5) outlets..... $ 3.00

9. For each gas piping system of six (6) or more, per outlet..... $ 1.00

10. For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors

functioning as fixture traps.....$15.00

11. For installation, alteration or repair of water piping and/or water treating equipmen..... $ 3.00

12. For repair or alteration of drainage or vent piping.....$ 3.00

13. For each lawn sprinkler system on any one meter including backflow protection devices therefor.....$ 3.00

14. For vacuum breakers or backflow protective devices on tanks, vats, etc. or for installation on plumbing fixtures including necessary water piping:

    One (1) to five (5)..... $ 3.00
    Over five (5), each..... $ 1.00

15. Gasoline Storage Tanks.....$15.00

16. For new single or multi-family building the following flat rate shall apply (.03 per sq. ft.) ...$ 0.03

17. Fire sprinkler systems shall be based on value charged according to the fee schedule of Section 15.04.050 of the Code of the City of Lodi (Uniform Building Code, 1988 Edition)

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours.....$40.00 per hour (Minimum charge - hour)

2. Reinspection fee.....$30.00 each

3. Inspections for which no fee is specifically indicated.....$30.00 per hour

4. Additional plan review required by changes, additions or revisions to approved plans.....$30.00 per hour (Minimum charge - one-half hour)

5. Refunds on all permits shall be subject to a $35.00 administrative processing fee.

Section 6. This ordinance shall be published one time in the Lodi News Sentinel, a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this

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Mayor

ORDINANCE NO. 1476-C

AN ORDINANCE ADOPTING THE "UNIFORM MECHANICAL CODE" 1988 EDITION, WHICH CODE PROVIDES REGULATIONS CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, AND MAINTENANCE OF HEATING, VENTILATING, COMFORT COOLING, REFRIGERATION SYSTEMS, INCINERATORS AND OTHER HEAT PRODUCING APPLIANCES IN THE CITY OF LODI, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; AND REPEALING SECTIONS 15.08.010, 15.08.020, 15.08.030, 15.08.040 AND 15.08.060 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of January, 1990, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for February 7, 1990 at the hour of 8:00 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 15.08.010, 15.08.020, 15.08.030, 15.08.040 AND 15.08.060 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 15.08.010, 15.08.020, 15.08.030, 15.08.040 AND 15.08.060 inclusive to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 15.08.010 of the Code of the City of Lodi to read in full as follows:

Sec. 15.08.010 Adoption.

The provisions set forth in the "Uniform Mechanical Code," 1988 Edition, together with the appendixes thereto, are hereby adopted as the Municipal Code of the City of Lodi. The Mechanical Code of the City of Lodi shall apply in all matters pertaining to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of any hearing, ventilating, comfort cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances; to

the issuance of permits and the collection of fees thereto; and to the enforcement of the rules and regulations set forth in said "Uniform Mechanical Code," 1988 Edition, together with the appendixes thereto, within the City of Lodi.

Section 3. There is hereby adopted a new Section 15.08.020 of the Code of the City of Lodi to read as follows:

Section 15.08.020

Add Section 201(j), "Building Official," is added to the Uniform Mechanical Code adopted by Section 15.08.010, to read as follows:

Whenever in this Code reference is made to the Building Official, it shall mean the legally designated Chief Building Inspector of the City of Lodi or his authorized representative.

Section 4. There is hereby adopted a new Section 15.08.030 of the Code of the City of Lodi to read as follows:

Section 15.08.030

"Mechanical Permit Fees. A fee for each mechanical permit required by this Code shall be paid to the City of Lodi as hereinafter set forth in Table No. 3-A. Fees shall be paid prior to permit issuance.

1. For the issuance of each permit..... $15.00

2. For issuing each supplemental permit..... $ 4.50

3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu's..... $ 9.00

4. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents to such appliance over 100,000 Btu's to and including 500,000 Btu's..... $12.00

5. For the installation or relocation of each forced- or gravity-type furnace or burner, including ducts and vents to such appliance over 500,000 Btu's.. $15.00

6. For the installation or relocation of each floor furnace, including vent..... $ 9.00

7. For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater..... $ 9.00

8. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit..... $ 4.50

9. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code..... $ 9.00

10. For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu's..... $ 9.00

11. For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000,000 Btu's to and including 500,000 Btu's..... $16.00

12. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu's to and including 1,000,000 Btu's..... $22.00

13. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu's to and including 1,750,000 Btu's..... $33.00

14. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu's..... $55.00

15. For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto..... $ 7.00

NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Code.

16. For each air handling unit over 10,000 cubic feet per minute..... $12.00

17. For each evaporative cooler other than portable type. $ 7.00

18. For each ventilation fan connected to a single duct.. $ 5.00

19. For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit..... $ 7.00

20. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood..... $ 7.00

21. For each appliance or piece of equipment regulated by this Code but not classed in other appliance categories, or for which no other fee is listed in this Code..... $ 7.00

22. For single or multi-family building, the following flat rate shall apply (per SF) ..... $ 0.03

OTHER INSPECTION FEES AND REFUNDS

1. Inspections outside of normal business hours.....$40.00 per hour (Minimum charge - hour)

2. Reinspection fee assessed under provision of Section 305..(f).....$30.00 each

3. Inspections for which no fee is specifically indicated.....$30.00 per hour (Minimum charge - one-half hour)

4. Additional plan review required by changes, additions or revisions to approved plans.....$30.00 per hour (Minimum charge - one-half hour)

5. Refunds on all permits shall be subject to a $35.00 administrative processing fee.

Section 5. There is hereby adopted a new Section 15.08.040 of the Code of the City of Lodi to read in full as follows:

Section 15.08.040

Section 504, Installation. The Uniform Mechanical Code adopted in Section 10.08.010, is amended to read as follows:

Section 504(g) Location of heating and cooling equipment. Equipment used for heating and cooling shall not be located within the required five foot side yard setback as defined by the City of Lodi Zoning Ordinance for residential zonings.

Section 6. There is hereby adopted a new Section 15.08.060 of the Code of the City of Lodi to read in full as follows:

Sec. 15.08.060 Violation -- Misdemeanor

A. It shall be unlawful for any person, to erect, install, alter repair, relocate, add to, replace, use, or maintain heating, ventilating, comfort cooling, or refrigeration equipment in the jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of this Code. Maintenance of equipment which was unlawful at the time it was installed and which would be unlawful under this Code if installed after the effective date of this Code, shall constitute a continuing violation of this Code.

B. Any person violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each person shall be deemed guilty of a misdemeanor, and each person shall be deemed guilty of a separate offense for each and every day or portion thereof during this any violation of any of the provisions of this Code is committed, continued, or permitted.

Section 7. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this

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Mayor

ORDINANCE NO. 1476-D

AN ORDINANCE ADOPTING THE "UNIFORM HOUSING CODE," 1988 EDITION, WHICH CODE PROVIDES FOR THE MINIMUM REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THE OWNERS AND OCCUPANTS OF RESIDENTIAL BUILDINGS; PROVIDING PENALTIES FOR VIOLATION THEREOF; REPEALING SECTIONS 15.24-010 THROUGH 15.24.130 INCLUSIVE OF THE CODE OF THE CITY OF LODI AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of January, 1990 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for February 7, 1990 at the hour of 8:00 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council:

NOW THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1. Adoption.

The provisions set forth in the "Uniform Housing Code," 1988 Edition, together with appendixes thereto, are hereby adopted as the Housing Code of the City of Lodi. The Housing Code of the City of Lodi shall apply in all matters pertaining to all buildings or portions thereof used, or designed or intended to be used, for human habitation within the City of Lodi.

Section 2. Revisions, additions and deletions.

The revisions, additions and deletions to the "Uniform Housing Code," 1988 Edition, adopted by the preceding section, which are hereby approved by the City Council as exceptions, read as follows:

(a) Delete Sec. 203, "Housing Advisory and Appeals Board."

(b) Add to Sec. 401 "Definitions," subparagraph "Board of Appeals," to read as follows:

"Whenever in this Code reference is made to the 'Board of Appeals,' 'Appeals Board,' or 'Housing Advisory Board' it shall mean the City Council of the City of Lodi."

(c) Add to Sec. 401 "Definitions," subparagraph 'Building Official' to read as follows:

"Whenever in this Code reference is made to the 'Building Official' it shall mean the legally designated Chief Building Inspector of the City of Lodi or his authorized representative."

(d) Sec. 401, "Definitions," subparagraph "Health Officer," change to read:

"Whenever in this Code reference is made to the 'City Health Officer' or 'Health Officer' it shall mean the legally designated Director of the San Joaquin County Environmental Health Division or his authorized representative."

(e) Add to Sec. 401, "Definitions," subparagraph 'Fire Marshal,' to read as follows:

"Whenever in this Code reference is made to the 'City Fire Marshal' or 'Fire Marshal' it shall mean the Fire Marshal of the City of Lodi or his authorized representative."

(f) Sec. 1201 (a), (b) and (c). Change to read:

"Sec. 1201. Appeal to City Council.

"Any person aggrieved by any order of the Building Official hereunder to repair, vacate and repair, or demolish any building or structure, or portion thereof, may appeal such order to the City Council. The appeal, which shall be in writing and which shall state the substance of the order appealed from, shall be submitted to the City Council within ten (10) days from the date of personal service or mailing of the order which is being appealed. The City Council shall set the matter for hearing. Notice of the date, hour and place of the hearing shall be posted and served at least ten (10) days before the date set for the hearing in the manner and upon the persons specified in Section 1101 (c), (d) and (e). The notice shall order all interested parties who desire to be heard to appeal and show cause, if any they have, why the building or structure, or portion thereof, involved in the proceedings should not be repaired, vacated and repaired, or demolished."

(g) Sec. 1202. Change to read:

"Hearing Before City Council. At the time stated in the notice, the City Council shall hold a hearing, and hear and consider any evidence offered by the Building Official, owner, occupant or person in charge and control, mortgagee or beneficiary under any deed of trust, lessee, or any other person having any estate or interest in said building or structure, pertaining to the matters set forth in the Notice to Repair, Vacate and

Repair, or Demolish. Upon the conclusion of the hearing, the City Council shall render its decision."

(h) Sec. 1203. Change to read:

"Order of City Council. If, from a full and fair consideration of the evidence and testimony received at the hearing, the City Council shall determine that the building or structure, or any portion thereof, is unsafe and a public nuisance, then it shall overrule the appeal and issue an order certified by the City Clerk:

(1) That the building or structure must be repaired, vacated and repaired, or demolished;

(2) That the occupant, lessee, or other person in possession must vacate said building or structure, or that he may remain in possession while repairs are being made;

(3) That any mortgagee, beneficiary under a deed of trust, or any other person having an interest or estate in said building or structure may, at his own risk, repair, vacate and repair, or demolish it.

"The order shall (i) set forth the information required in Section 1101(b) paragraph 1, (ii) contain a statement of the particulars that render the building or structure unsafe and a public nuisance; and (iii) contain a statement of the things required to be done. The order shall specify (i) the time within which the work required must be commence, which shall be not less than ten days after the issuance of the order, and (ii) a reasonable time within which the work shall be completed.

(i) Sec. 1204. Change to read:

"Serving and Posting of Order of City Council. Copies of the order of the City Council shall be posted on the building or structure involved and served in the manner and upon the persons specified in Section 1101 (c), (d) and (e)."

(j) Delete Sections 1301 through 1305 inclusive, "Procedure for Conduct of Hearing Appeals."

(k) Sec. 1501 (a) and (b). Change to read:

"Sec. 1501. Sale, Repair or Demolition.

"Whenever an order to repair, vacate and repair, or demolish any building or structure, or any portion thereof, has not been complied with within the time set by the Building Official, or by the City Council, whether under appeal or not, the City Council shall have the power, in addition to any other remedy herein provided, to:

"(1) Cause the material of any such building or structure to be sold in any manner that the Council may determine upon; provided, however, that any such sale shall be upon condition that the building or structure be forthwith demolished, the wreckage and debris thereof removed and the lot

cleaned. The Council may sell any such building singly or otherwise. Any surplus from the sale of any such building or structure, or group of buildings and structures, over and above the cost of demolition and of cleaning the site shall be retained to be distributed to the parties or persons lawfully entitled thereto.

"(2) Cause the building or structure to be repaired or demolished. The cost thereof shall be assessed against the property upon which the particular building or structure is located. The repair or demolition of any building or structure, or sale of the materials thereof, shall be by a contract awarded following advertisement for bids, to the lowest and best bidder in the case of repair or demolition work and to the highest and best bidder in the case of the sale of material.

"Arrangements, as prescribed by the City Council in this section, preparing for the repair, demolition, or sale of materials, of or from any structure discussed in this Code shall be the responsibility of the Building Official. However, no such arrangements nor other work to that end shall be initiated prior to specific instructions from the City Council indicating such action."

(l) Delete Sec. 1502, "Repair and Demolition Fund."

(m) Delete Sec. 1609, "Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill."

(n) Delete Sec. 1612, "Repayment of Repair and Demolition Fund."

Section 3. Violations and Penalties: No person, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to, or in violation of, any of the provisions of this Code or any order issued by the Chief Building Inspector hereunder. Any person violating the provisions of this Section shall be guilty of a misdemeanor for each day such violation continues.

Section 4. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage and approval.

Approved this

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Mayor

ORDINANCE NO. 1476-E

AN ORDINANCE ADOPTING THE "UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS," 1988 EDITION, WHICH CODE PROVIDES REGULATIONS FOR THE REPAIR, VACATION, AND DEMOLITION OF BUILDINGS OR STRUCTURES ENDANGERING THE LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THEIR OCCUPANTS; PROVIDING PROCEDURES AND PENALTIES FOR THE VIOLATION THEREOF; REPEALING SECTIONS 15.28.010 THROUGH 15.28.170 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of January, 1990 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for February 7, 1990 at the hour of 8:00 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California in accordance with the provision of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW, THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1. Adoption.

The provisions set forth in the "Uniform Code for the Abatement of Dangerous Buildings," 1988 Edition, are hereby adopted as the Unsafe Building Abatement Code of the City of Lodi. The Unsafe Building Abatement Code of the City of Lodi shall apply in all matters pertaining to dangerous buildings, as herein defined, which are now in existence or which may hereafter be constructed in the City of Lodi.

Section 2. Revisions, additions and deletions.

The revisions, additions and deletions to the "Uniform Code for the Abatement of Dangerous Buildings," 1988 Edition, adopted by the preceding section, which are hereby approved by the City Council as exceptions, read as follows:

(a) Delete Sec. 205, "Board of Appeals."

(b) Add new Sec. 303, "Board of Appeals," to read as follows:

"Whenever in this Code reference is made to the 'Board of Appeals,' it shall mean the City Council of the City of Lodi."

(c) Add new Sec. 304, "Building Official," to read as follows:

"Whenever in this Code reference is made to the 'Building Official' it shall mean the legally designated Chief Building Inspector of the City of Lodi or his authorized representative."

(d) Add new Sec. 305, "City Health Officer," to read as follows:

"Whenever in this Code reference is made to the 'City Health Officer,' or 'Health Officer' it shall mean the legally designated Director of the San Joaquin County Environmental Health Division or his authorized representative."

(e) Add new Sec. 306, "Fire Marshal," to read as follows:

"Whenever in this Code reference is made to the 'City Fire Marshal' or 'Fire Marshal' it shall mean the Fire Marshal of the City of Lodi or his authorized representative."

(f) Sec. 501 (a), (b), and (c). Change to read:

"Sec. 501. Appeal to City Council.

"Any person aggrieved by any order of the Building Official hereunder to repair, vacate and repair, or demolish any building or structure, or portion thereof, may appeal such order to the City Council. The appeal which shall be in writing and which shall state the substance of the order appealed from, shall be submitted to the City Council within ten (10) days from the date of personal service or mailing of the order which is being appealed. The City Council shall set the matter for hearing. Notice of the date, hour and place of the hearing shall be posted and served at least ten (10) days before the date set for the hearing in the manner and upon the persons specified in Section 401 (c), (d), and (e). The notice shall order all interested parties who desire to be heard to appear and show cause, if any tney have, why the building or structure, or portion thereof, involved in the proceedings should not be repaired, vacated and repaired, or demolished."

(g) Sec. 502. Change to read:

"Hearing Before City Council. At the time stated in the notice, the City Council shall hold a hearing, and hear and consider any evidence offered by the Building Official, owner, occupant or person in charge and control, mortgagee or beneficiary under any deed of trust, lessee, or any other person having any estate or interest in said building or structure, pertaining to the matters set forth in the Notice to Repair, Vacate and Repair, or Demolish. Upon the conclusion of the hearing, the City Council shall render its decision."

(h) Sec. 503. Change to read:

"Order of City Council. If, from a full and fair consideration of the evidence and testimony received at the hearing, the City Council shall determine that the building or structure, or any portion thereof, is unsafe and a public nuisance, then it shall overrule the appeal and issue an order certified by the City Clerk;

(1) That the building or structure must be repaired, vacated and repaired, or demolished;

(2) That the occupant, lessee, or other person in possession must vacate said building or structure, or that he may remain in possession while repairs are being made;

(3) That any mortgagee, beneficiary under a deed of trust, or any other person having an interest or estate in said building or structure may, at his own risk, repair, vacate and repair, or demolish it.

"The order shall (i) set forth the information required in Section 401(b), paragraph 1; (ii) contain a statement of the particulars that render the building or structure unsafe and a public nuisance; and (iii) contain a statement of the things required to be done. The order shall specify (i) the time within which the work required must be commenced, which shall be not less than ten days after the issuance of the order, and (ii) a reasonable time within which the work shall be completed."

(i) Sec. 504. Change to read:

"Serving and Posting of Order of City Council. Copies of the order of the City Council shall be posted on the building or structure involved and served in the manner and upon the persons specified in Section 401 (c), (d) and (e)."

(j) Delete Sections 601 through 605, inclusive, "Procedure for Conduct of Hearing Appeals."

(k) Sec. 801 (a) and (b). Change to read:

"Sec. 801. Sale, Repair or Demolition.

"Whenever an order to repair, vacate and repair, or demolish any building or structure, or any portion thereof, has not been complied with within the time set by the Building Official, or by the City Council, whether under appeal or not, the City Council shall have the power, in addition to any other remedy herein provided, to:

(1) Cause the material of any such building or structure to be sold in any manner that the Council may determine upon; provided, however, that any such sale shall be upon condition that the building or structure be forthwith demolished, the wreckage and debris thereof removed and the lot cleaned. The Council may sell any such building singly or otherwise. Any surplus from the sale of any such building or structure, or group of buildings and structures, over and above the

cost of demolition and of cleaning the site shall be retained to be distributed to the parties or persons lawfully entitled thereto.

(2) Cause the building or structure to be repaired or demolished. The cost thereof shall be assessed against the property upon which the particular building or structure is located. The repair or demolition of any building or structure, or sale of the materials thereof, shall be by a contract awarded following advertisement for bids, to the lowest and best bidder in the case of repair or demolition work and to the highest and best bidder in the case of the sale of material.

"Arrangements, as prescribed by the City Council in this Section, preparing for the repair, demolition, or sale of materials, of or from any structure discussed in this Code shall be the responsibility of the Building Official. However, no such arrangements nor other work to that end shall be initiated prior to specific instructions from the City Council indicating such action."

(l) Delete Sec. 802, "Repair and Demolition Fund."

(m) Change Sec. 901 to read:

"The Building Official shall keep an itemized account of the expense incurred by the city in the repair or demolition of any building done pursuant to the provisions of Section 701 (c) 3 of this Code. Upon the completion of the work of repair or demolition, said Building Official shall prepare and file with City Clerk a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to subsection (c) of Section 401.

(n) Delete Sec. 909, "Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill."

(o) Delete Sec. 912, "Repayment of Repair and Demolition Fund."

Section 3. Violations and Penalties.

No person, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code or any order issued by the Chief Building Inspector hereunder. Any person violating the provisions of this Section shall be guilty of a misdemeanor for each day such violation continues.

Section 4. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this

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Mayor

ORDINANCE NO. 1476-F

AN ORDINANCE ADOPTING THE "NATIONAL ELECTRICAL CODE," 1987 EDITION, WHICH CODE REGULATES THE INSTALLATION, ALTERATION, OR ADDITION OF ELECTRICAL WIRING, DEVICES, APPLIANCES, OR EQUIPMENT IN THE CITY OF LODI; AND REPEALING SECTIONS 15.16.010, 15.16.150 and 15.16.160 OF THE CODES OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of January, 1990 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for February 7, 1990 at the hour of 7:30 o'clock p.m., of said day in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council:

NOW, THEREFORE, the City Council of the City of Lodi does ordain as follows:

Section 1 Sections 15.16.010, 15.16.150 and 15.16.160 of the Code of the City of Lodi, are hereby repealed and are superseded and replaced by the following new sections 15.16.010, 15.16.150 and 15.16.160 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 15.16.010 of the Code of the City of Lodi in full as follows:

Sec. 15.16.010 Adoption.

The provisions set forth in the "National Electrical Code," 1987 Edition, are hereby adopted as the Electrical Code of the City of Lodi. The Electrical Code of the City of Lodi shall apply to all matters pertaining to the installation, alteration or addition of electrical wiring, devices, appliances, or equipment in the City of Lodi, California; and the enforcement of the rules and regulations as set forth in the "National Electrical Code," 1987 Edition.

Section 3. There is hereby adopted a new Section 15.16.150 of the Code of the City of Lodi to read in full as follows:

Sec. 15.16.150. Electrical work to conform to approved standards; publications on file with City Clerk.

Except as otherwise provided herein, all installations whereby electrical energy is to be distributed or utilized shall be in strict conformity with the most approved methods of construction for safety to life and property.

The following publications, which are on file in the office of the Clerk of the City of Lodi, shall be prima facie evidence of such approved methods and are hereby declared to be a part hereof.

(a) The "National Electrical Code," 1987 Edition.

(b) The "Electrical Safety Orders" of the Division of Industrial Safety of the State of California, Part 3 of Title 24.

Section 4. There is hereby adopted a new Section 15.16.160 of the Code of the City of Lodi to read in full as follows:

Sec. 15.16.160. Fees.

(a) The fees prescribed in this section shall be paid to the City of Lodi for each installation for which a permit is required by this article and shall be paid at the time the permit is issued.

(b) The fees for additional electrical installations not included in or authorized on the original permit shall be billed as an added account on the first day of each month following the completion of the work and final approval by the Inspector.

(c) In the event that added inspection fees due for any previous inspections shall not have been paid as required by this article, such fees shall be paid upon request and before any subsequent inspection for any electrical installation shall be made.

(d) The fee for inspection work shall be as follows:

(1) For issuing permits, a fee shall be paid for issuing each permit in addition to all other charges specified in this section..... $15.00 each

(2) For wiring outlets at which current is issued or controlled..... $ 1.00 each

(3) For fixtures, sockets or other lamp holding devices less than eighteen inches apart..... $ 1.00 each

(4) For each five feet or fraction thereof multi-outlet assembly..... $ 1.00 each

(5) For electric discharge lighting fixtures..... $ 2.00 each

(6) Mercury vapor lamps and equipment..... $ 2.00 each

(7) Heaters..... $ 4.00 each

(8) X-Ray Machines..... $ 4.00 each

(9) Swimming Pools..... $30.00 each

(10) Electric ranges, range top and ovens, clothesdryers, water heaters..... $ 5.00 each

(11) For fixed motors, transformers, welder, rectifier, air conditioners and other miscellaneous equipment or appliances shall be that given in the following table for the rating thereof;

Up to and including 1 hp.....	$ 5.00
Over 1 and not over 5.....	$ 7.00
Over 5 and not over 20.....	$10.00
Over 20 and not over 50.....	$15.00
Over 50 and not over 100.....	$20.00
Over 100 - Each motor per hp.....	$ .20

(12) For any equipment or appliance containing more than one motor or other current consuming components in addition to the motor or motors, the combined electrical ratings, converted to KVA of all shall be used to determine the fee; for the purpose of this subsection one H.P. or one KW is equivalent to one KVA.

(13) The fees for a change of location or replacement of equipment on the same premises shall be the same as that for a new installation. However, no fees shall be required for moving any temporary construction motor from one place to another on the same site during the time of actual construction work after a permit has once been obtained.

(14) For switchboards the fees for installing, changing, replacing, relocating, or reinstalling a switchboard, or for additions to an existing switchboard shall be as follows:

a 600 volts and less

First switchboard section.....	$20.00 each
Each additional section.....	$10.00 each

b. Over 600 volts..... $30.00 each
Each additional section..... $15.00 each

(15) For distribution panels the fee for each distribution panel, panelboard, or motor control panel that is installed, changed, replaced, relocated or reinstalled $10.00

(16) For service installations, the installation of each set

service conductors and equipment, including changing, replacing or relocating existing service equipment, the fees shall be as shown in the following table:

TYPE OF SERVICE UNDER 600 VOLTS (Including One Meter)

0 to 100 Amperes	$10.00
101 to 200 Amperes	$20.00
201 to 500 Amperes	$30.00
500 Amperes to 1200 Amperes.....	$40.00
Over 1200 Amperes	$75.00
All services over 600 volts.....	$75.00
For each additional meter.....	$ 2.00

(17) For single-family dwelling on new construction work the following flat rate shall apply, service panels, all outlets, range, dryer, and other miscellaneous circuits..... $ 0.03 per SF

(18) For multi-family building on new construction work the following flat rate shall apply, sub panels, all outlets, range, dryer, and any other miscellaneous circuits.....$ 0.03 per SF

(19) Signs.....$15.00

(e) No permit shall be issued to any person unless all fees due are paid in full.

(f) Other Inspection Fees and Refunds

(1) Inspections outside of normal business hours..... $40.00 per hour
(Minimum charge - one hour)

(2) Reinspection fee..... $30.00 each

(3) Inspections for which no fee is specifically indicated..... $30.00 per hour

(4) Additional plan reviewed by changes, additions or revisions to approved plans.....$30.00 per hour
(Minimum charge - one-half hour)

(5) Refunds on all permits shall be subject to a $35.00 administrative processing fee.

Section 5. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this

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Mayor

CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

OTICE OF PUBLIC HEARING

Date: February 7, 1990

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:
Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

February 7, 1990

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the adoption of the following Uniform Codes:

1988 Uniform Building Code
1988 Uniform Plumbing Code
1988 Uniform Mechanical Code
1988 Uniform Housing Code
1988 Uniform Code for the Abatement of Dangerous Buildings
1987 National Electrical Code

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
Alice M. Reimche
City Clerk

Dated: January 17, 1990

Approved as to form:
B W McNatt
Bobby W. McNatt
City Attorney

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NOTICE OF A PUBLIC HEARING BEFORE THE LODI CITY COUNCIL
TO CONSIDER THE ADOPTION OF VARIOUS UNIFORM CODES

The Lodi City Council will conduct a Public Hearing on Wednesday, February 7, 1990, at 7:30 p.m., in the Carnegie Forum, 305 West Pine Street, Lodi, to consider the adoption of the following Uniform Codes:

1988 Uniform Building Code

1988 Uniform Plumbing Code

1988 Uniform Mechanical Code

1988 Uniform Housing Code

1988 Uniform Code for the Abatement of Dangerous Buildings

1987 National Electrical Code

Information regarding this matter may be obtained in the office of the City Clerk, 221 West Pine Street, Lodi, California, or by telephone (209) 333-6702.

Dated: January 17, 1990

Alice M. Reimche

Alice M. Reimche
City Clerk

Note: Bordered ad