

03-6
CITY COUNCIL MEETING
MAY 2, 1984
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PUBLIC HEARINGS
SET FOR
VARIOUS
UNIFORM CODES

Following introduction of the matter and discussion, on motion of Council Member Reid, Olson second, Council set a Public Hearing on Wednesday, May 16, 1984 at 8:00 p.m. to consider various proposed ordinances to adopt the following Uniform Codes:

- a) 1982 Uniform Building Code
- b) 1982 Uniform Plumbing Code
- c) 1982 Uniform Mechanical Code
- d) 1982 Uniform Fire Code
- e) 1982 Uniform Housing Code
- f) 1982 Uniform Code for the Abatement of Dangerous Buildings
- g) 1961 National Electrical Code

COUNCIL COMMUNICATION

TO THE CITY COUNCIL
FROM THE CITY MANAGER'S OFFICE

DATE
April 25, 1984

NO.

SUBJECT: ADOPTING ORDINANCES FOR THE UNIFORM CODES

Background

State of California law mandates the City of Lodi to adopt and enforce the latest versions of the Uniform Codes.

I therefore request the City Council of the City of Lodi to set for public hearing, on May 16, the various ordinances to adopt the following Uniform Codes:

1. 1982 Uniform Building Code
2. 1982 Uniform Plumbing Code
3. 1982 Uniform Mechanical Code
4. 1982 Uniform Fire Code
5. 1982 Uniform Housing Code
6. 1982 Uniform Code For The Abatement of Dangerous Buildings
7. 1981 National Electrical Code.

Roger G. Houston
ROGER G. HOUSTON
Chief Building Inspector

PUBLIC HEARING NOTICE

RESOLVED, that the City Council of the City of Lodi does hereby set for Public Hearing on Wednesday, May 16, 1984, at the hour of 8:00 p.m., or as soon thereafter as the matter may be heard, a Public Hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the hereinafter set forth proposed Ordinance adopting various Uniform Codes; i.e. the 1982 Uniform Building Code, the 1982 Uniform Plumbing Code, the 1982 Uniform Mechanical Code, the 1982 Uniform Fire code, the 1982 Uniform Housing Code, the 1982 Uniform Code for the Abatement of Dangerous Buildings, and the 1981 Electrical Code for your approval.

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "UNIFORM BUILDING CODE," 1982 EDITION, AND THE SECONDARY CODE REFERRED TO THEREIN, NAMELY THE "UNIFORM BUILDING CODE STANDARDS," 1982 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 5.1, 5.2, 5.4, 5.5, 5.6 AND 5.7 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 5/2/84 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for 5/16/84 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 5-1 and 5-2 of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 5-1 and 5-2 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. 5-1. Adoption. The provisions set forth in the "Uniform Building Code," 1982 Edition, and set forth in the "Uniform Building Code Standards," 1982 Edition, together with the appendixes 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," 1982 Edition and the provisions of the "Uniform Building Code Standards" 1982 Edition, and appendixes thereto.

Section 3. There is hereby adopted a new Section 5-2 of the Code of the City of Lodi to read in full as follows:

Sec. 5-2. 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:

(a) 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."

(b) CHAPTER 2: Sec. 201. Change to read:

"There is hereby established in the City of 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."

(c) CHAPTER 2: Sec. 204. 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."

(d) 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. 3-1. Fees shall be paid prior to permit issuance.

TABLE NO. 3-1

<u>TOTAL VALUATION</u>	<u>FEES</u>
\$1.00 to \$500	\$10.00
\$501 to \$2,000	\$10.00 for the first \$500 plus \$1.50 each additional \$100.00 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$32.50 for the first \$2,000 plus \$6.00 for each additional thousand or fraction thereof to and including \$25,000.

\$25,001 to \$50,000	\$170.50 for the first \$25,000 plus \$4.50 for each additional thousand or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$283 for the first \$50,000 plus \$3 for each additional thousand, or fraction thereof, to and including \$100,000.
\$100,001 and up	\$433 for the first \$100,000 plus \$2.50 for each additional thousand or fraction thereof.

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours.... \$25.00 per hour
(Minimum charge - one hour)
2. Reinspection fee assessed under provision of Section 305 (g)..... \$15.00 each
3. Inspection for which no fee is specifically indicated..... \$15.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans..... \$15.00 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.....	\$25.00
Each additional hour.....	\$15.00
6. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.

(e) 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."

(f) 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."

(g) 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 4: Article II, Fire Zones, which includes Section 5.4, 5.5, 5.6 and 5.7 of the Code of the City of Lodi, is hereby repealed.

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.

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "UNIFORM PLUMBING CODE," 1982 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 18.1, 18.2, 18.3, 18.4 AND 18.5 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 2nd day of May, 1984, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for 5/16/84, 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 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 18.1, 18.2, 18.3, 18.4 and 18.5 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Section 18.1, 18.2, 18.3, 18.4, 18.5 and 18.6 to read as hereinafter set forth.

Section 2: There is hereby adopted a new Section 18.1 of the Code of

of the City of Lodi to read in full as follows:

Sec. 18.1 Adoption.

The provisions set forth in the "Uniform Plumbing Code," 1982 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 3: There is hereby adopted a new Section 18.2 of the Code of the City of Lodi to read in full as follows:

Sec. 18.2. Revisions, additions and deletions.

The deletion to the "Uniform Plumbing Code," 1982 Edition, adopted by the preceding section, which is hereby approved by the City Council as an exception, reads as follows:

(a) On Table A in that certain grouping of materials headed "Non-metallic Piping," delete "Homogenous Bituminized fiber drain and sewer pipe."

Section 4: There is hereby adopted a new Section 18.3 of the Code of the City of Lodi to read in full as follows:

Sec. 18.3 Administration and Fees.

(a) 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.

(b) 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, 1902 Edition.

(c) Right of Entry. The Chief Building Inspector shall carry proper credentials of his respective office, upon exhibition of which he shall have the right of entry, during usual business hours, to inspect any and all buildings and premises in the performance of their duties.

(d) Dangerous and Insanitary Construction.

1) Any portion of a plumbing system found by the Chief Building Inspector to be insanitary as defined herein is hereby declared to be a nuisance.

2) Whenever brought to the attention of the Chief Building Inspector that any insanitary condition exists or that any construction or work regulated by this code is dangerous, unsafe, insanitary, a nuisance or a menace to life, health or property or otherwise in violation of this code, the said Chief Building Inspector may make an investigation; upon determining such information to be fact, shall order any person using or maintaining any such condition or responsible for the use or maintenance thereof to discontinue the use or maintenance thereof or to repair, alter, change, remove or demolish same as he may consider necessary for the proper protection of life, health or property, and in the case of any gas piping or gas appliance, may order any person supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.

Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists and shall specify the date or time for compliance with such order.

3) Refusal, failure or neglect to comply with any such notice or

order shall be considered a violation of this code.

4) When any plumbing system is maintained in violation of this code and in violation of any notice issued pursuant to the provisions of this section of where a nuisance exists in any building or on a lot on which a building is situated, the Chief Building Inspector shall institute any appropriate action or proceeding in any court of competent jurisdiction to prevent, restrain, correct, or abate the violation or nuisance.

(e) Permit Required.

1) It shall be unlawful for any person to install, remove, alter, repair or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the Building Division of the Community Development Department.

2) A separate permit shall be obtained for each building or structure.

3) No person shall allow any other person to do or cause to be done any work under a permit secured by a Permittee except persons in his employ.

(f) Work Not Requiring Permit. No permit shall be required in the case of any repair work as follows: the stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any trap, drainpipe, soil, waste or vent pipe, be or become defective and it becomes necessary to remove and replace the same with new material in any part of parts, the same shall be considered as such new work and a permit shall be procured and inspection made as hereinbefore provided. No permit shall be required

for the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, when such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

(g) To Whom Permits May Be Issued.

1) A permit may be issued to a properly licensed person not acting in violation of any current contractor licensing law.

2) Any permit required by this code may be issued to any person to do any work regulated by this code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is the bonafide owner of any such dwelling and accessory buildings and quarters, and that the same are occupied by said owner, provided that said owner shall personally purchase all material and shall personally perform all labor in connection therewith.

(h) Application for Permit. Any person legally entitled to apply for and receive a permit shall make such application on forms provided for that purpose. He shall give a description of the character of the work proposed to be done, and the location, ownership, occupancy and use of the premises in connection therewith. The Chief Building Inspector may require plans, specifications or drawings and such other information as he may deem necessary.

If the Chief Building Inspector determines that the plans, specifications, drawings, descriptions or information furnished by the applicant is in compliance with this code, he shall issue the permit applied for upon payment of the required fee as hereinafter fixed.

(i) 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..... \$10.00

In addition:

For each plumbing fixture or trap or set of
 fixtures on one trap (including water, drainage
 piping and backflow protection therefore)..... \$ 2.00

For each building sewer and each trailer
 park sewer..... \$ 5.00

Solar Heaters..... \$ 5.00

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

For each cesspool..... \$ 5.00

For each private sewage disposal system..... \$10.00

For each water heater and/or vent..... \$ 2.00

For each gas piping system of one (1) to five (5)
 outlets..... \$ 2.00

For each gas piping system of six (6) or more,
 per outlet..... \$ 0.50

For each industrial waste pre-treatment interceptor,
 including its trap and vent, excepting kitchen-type
 grease interceptors functioning as fixture traps..... \$ 2.00

For installation, alteration or repair of water
 piping and/or water treating equipment..... \$ 2.00

For repair or alteration of drainage or vent piping... \$ 2.00

For each lawn sprinkler system on any one meter
 including backflow protection devices therefor..... \$ 2.00

For vacuum breakers or backflow protective devices on
 tanks, vats, etc. or for installation on unprotected
 plumbing fixtures including necessary water piping:
 One (1) to five (5)..... \$ 2.00
 Over five (5), each..... \$ 0.50

Gasoline Storage Tanks..... \$ 2.00

Fire sprinkler systems shall be based on value and charged according to the fee schedule of Section 5.2 of the Code of the City of Lodi (Uniform Building Code, 1982 Edition).

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours.....\$25.00 per hour (Minimum charge - hour)
2. Reinspection fee.....\$15.00 each
3. Inspections for which no fee is specifically indicated.....\$15.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans.....\$15.00 per hour (Minimum charge - one-half hour)
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.

Any person who commences any work for which a permit is required by this code without first having obtained a permit shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Chief Building Inspector that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

For the purpose of this section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture. Fees for reconnection and retest of existing

plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc., involved.

When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit shall be required for the connection of any such trap to an appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect an existing building or existing work to the public sewer or to connect to a new private disposal facility, backfilling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

(j) All Work To Be Inspected. All plumbing and drainage systems shall be inspected by the Chief Building Inspector to insure compliance with all the requirements of this code.

(k) Notification. It shall be the duty of the person doing the work authorized by the permit to notify the Building Division orally or in writing, that said work is ready for inspection. Such notification shall be given not less than twenty-four (24) hours before the work is to be inspected.

It shall be the duty of the person doing the work authorized by the permit, to make sure that the work will stand the tests prescribed elsewhere in this code, before giving the above notification.

Section 5: There is hereby adopted a new Section 18.4 of the Code of the City of Lodi to read in full as follows:

Section 18.4. Permits.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter. No permit presuming to give authority to violate or cancel the provisions of this chapter shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit upon plans and specifications shall not prevent the administrative authority from thereafter requiring the correction of errors in such plans and specifications or from preventing construction operations being carried on thereunder when in violation of this chapter or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Chief Building Inspector under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so.

Section 6. There is hereby adopted a new Section 18.5 of the Code of the City of Lodi to read in full as follows:

Sec. 18.5. Violations.

Any person violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each separate day or any portion thereof during which any violation of this code occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

Section 7. There is hereby adopted a new Section 18.6 of the code of the City of Lodi to read in full as follows:

Sec. 18.6. Liability.

The Chief Building Inspector or any employee charged with the enforcement of this Code, acting in good faith and without malice for the jurisdiction in the discharge of his duties, shall not thereby render himself liable personally and he hereby is relieved from all personal liability for any damage that may accrue to person or property as a result of any act required or by reason of any act of omission in the discharge of his duties. Any suit brought against the Chief Building Inspector or employees, because of such act or omission performed by him in the enforcement of any provisions of this Code, shall be defended by the legal department of the jurisdiction until final termination of the proceedings.

Section 8. 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.

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "UNIFORM MECHANICAL CODE" 1982 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 13A-1, 13A-2 AND 13A-3 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 2nd day of May, 1984 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for 5/16/84 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 13A-1, 13A-2 and 13A-3 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 13A-1, 13A-2 and 13A-3 inclusive to read as

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "UNIFORM MECHANICAL CODE" 1982 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 13A-1, 13A-2 AND 13A-3 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 2nd day of May, 1984 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for 5/16/84 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 13A-1, 13A-2 and 13A-3 inclusive of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 13A-1, 13A-2 and 13A-3 inclusive to read as

hereinafter set forth.

Section 2. There is hereby adopted a new Section 13A-1 of the Code of the City of Lodi to read in full as follows:

Sec. 13A-1 Adoption.

The provisions set forth in the "Uniform Mechanical Code," 1982 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 heating, 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," 1982 Edition, together with the appendixes thereto, within the City of Lodi.

Section 3. There is hereby adopted a new Section 13A-2 of the Code of the City of Lodi to read as follows:

Sec. 13A-2 Revisions, additions and deletions.

The revisions, additions and deletions to the "Uniform Mechanical Code," 1982 Edition, adopted by the preceding section, which are hereby approved by the City Council as exceptions, read as follows:

(a) Add Section 201(j), "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.

(b) Sec. 304 (a). Change to read:

"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.....	\$10.00
2.	For issuing each supplemental permit.....	\$ 3.00
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.....	\$ 6.00
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.....	\$ 7.50
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..	\$10.00
6.	For the installation or relocation of each floor furnace, including vent.....	\$ 6.00
7.	For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater.....	\$ 6.00
8.	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.....	\$ 3.00
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.....	\$ 6.00
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.....	\$ 6.00
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.....	\$11.00

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.....	\$15.00
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.....	\$22.50
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.....	\$37.50
15.	For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto..... 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.	\$ 4.50
16.	For each air handling unit over 10,000 cubic feet per minute.....	\$ 7.50
17.	For each evaporative cooler other than portable type.	\$ 4.50
18.	For each ventilation fan connected to a single duct..	\$ 3.00
19.	For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.....	\$ 4.50
20.	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood.....	\$ 4.50
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.....	\$ 4.50

OTHER INSPECTION FEES AND REFUNDS

- | | | |
|----|---|---|
| 1. | Inspections outside of normal business hours..... | \$25.00 per hour
(Minimum charge - hour) |
|----|---|---|

2. Reinspection fee assessed under provision of Section 305(f).....\$15.00 each
3. Inspections for which no fee is specifically indicated.....\$15.00 per hour (Minimum charge - one-half hour)
4. Additional plan review required by changes, additions or revisions to approved plans.....\$15.00 per hour (Minimum charge - one-half hour)
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.

(c) Section 504, Installation, third paragraph is changed to read as follows:

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.

(d) Delete Appendix B Chapter 22.

Section 4. There is hereby adopted a new Section 13A-3 of the Code of the City of Lodi to read in full as follows:

Sec. 13A-3. Violations and Penalties.

(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 separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted.

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.

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "UNIFORM FIRE CODE," 1982 EDITION, AND THE APPENDIXES THERETO, WHICH CODE PROVIDES REGULATIONS GOVERNING THE CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION; REPEALING SECTIONS 10-1 THROUGH 10-10 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 2nd day of May 1984 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for May 16, 84 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. Section 10-1 through 10-10 inclusive of the Code of the City of Lodi is hereby repealed and is superceded and replaced by new sections 10-1 through 10-10 inclusive as hereinafter set forth.

Section 2. There is hereby adopted new Sections 10-1 through 10-10 of the Code of the City of Lodi to read in full as follows:

Section 10-2. Adoption.

The provisions set forth in the "Uniform Fire Code," 1982 Edition, together with the appendixes thereto, are hereby adopted as the fire prevention code of the city. The fire prevention code of the city shall apply in all matters pertaining to storage, handling and use of hazardous substances, materials and devices; and to conditions hazardous to life and property in the use or occupancy of buildings or premises within the city.

Section 10-s. Bureau of Fire Prevention.

The Uniform Fire Code shall be enforced by the bureau of fire prevention in the Fire Department of the City, which is hereby established and which shall be operated under the supervision of the Chief of the Fire Department.

Section 10-3. Definitions.

(a) Whenever the word "jurisdiction" is used in the Uniform Fire Code, it shall be held to mean the City of Lodi.

Section 10-4. Limits of districts in which storage of flammable liquids in outside above ground tanks to be prohibited.

(a) The limits referred to in section 79.501 of the Uniform Fire Code 1982 in which storage of flammable or combustible liquids in outside above ground tanks is prohibited is the entire city except in areas zoned C-M, M-1 and M-2, as such zones are defined in the zoning regulations of the city.

(b) Uniform Fire Code 1982, Section 79.1401. Add a second paragraph- "New bulk plants for flammable or combustible liquids are prohibited in the entire city except in the area zoned M-2 as such zone is defined in the zoning regulations of the city.

Section 10-5. Limits of districts in which bulk storage of liquefied

petroleum gases to be restricted.

The limits referred to in Section 82.105 of the Uniform Fire Code, 1982, in which bulk storage of liquefied petroleum gas is restricted, is the entire city except in areas zoned M-2 as such zone is defined in the zoning regulations of the city.

Section 10-6. Limits of districts in which storage of explosives or blasting agents to be prohibited.

The limits referred to in section 77.106(b) of the Uniform Fire Code, 1982, in which storage of explosives and blasting agents is prohibited, are hereby established as follows: The entire city except in areas zoned M-2 as such zone is defined in the zoning regulations of the city.

Section 10-7. Repealed by Ordinance No. 1034.1.

Section 10-8. Appeals.

Whenever the Chief of the Fire Department shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief of the Fire Department to the City Manager within thirty days from the date of the decision appealed.

Section 10-9. New materials, processes or occupancies which may require permits.

The City Manager, or Chief of the Fire Department and Chief of the Bureau of Fire Prevention shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies, which shall require permits, in

addition to those now enumerated in the code. The Chief of the Bureau of the Fire Prevention shall post such list in a conspicuous place in his office, and distribute copies thereof to interested persons.

Section 10-10. Penalties. Section 1-7 of this Code shall be applicable for any and all violations of the provisions of this chapter.

Section 3. 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.

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "UNIFORM HOUSING CODE," 1982 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 11A-1 THROUGH 11A-3 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 2nd day of May, 1984 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for 5/16/84 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," 1982 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," 1982 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 Local Health District 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 person 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.

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS," 1982 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 5-50 THROUGH 5-52 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 2nd day of May, 1984 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for 5/16/84 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," 1982 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," 1982 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 Local Health District 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 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. 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 daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty (30) days from and after its passage and approval.

ORDINANCE NO.

AN ORDINANCE ADOPTING THE "NATIONAL ELECTRICAL CODE," 1981 EDITION, WHICH CODE REGULATES THE INSTALLATION, ALTERATION, OR ADDITION OF ELECTRICAL WIRING, DEVICES, APPLIANCES, OR EQUIPMENT IN THE CITY OF LODI; AND REPEALING SECTIONS 9-1, 9-16 AND 9-17 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 2nd day of May, 1984, read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for 5/16/84 at the hour of 8 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 9-1, 9-16 and 9-17 of the Code of the City of Lodi, are hereby repealed and are superseded and replaced by the following new sections 9-1, 9-16 and 9-17 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 9-1 of the Code of the City of Lodi in full as follows:

Sec. 9-1. Adoption.

The provisions set forth in the "National Electrical Code," 1981 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," 1981 Edition.

Section 3. There is hereby adopted a new Section 9-16 of the Code of the City of Lodi to read in full as follows:

Sec. 9-16. 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," 1981 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 9-17 of the Code of the City of Lodi to read in full as follows:

Sec. 9-17. 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..... \$10.00 each
- (2) For wiring outlets at which current is issued or controlled..... \$ 0.25 each
- (3) For fixtures, sockets or other lamp holding devices less than eighteen inches apart..... \$ 0.25 each
- (4) For each five feet or fraction thereof multi-outlet assembly..... \$ 0.30 each
- (5) For electric discharge lighting fixtures..... \$ 0.30 each
- (6) Mercury vapor lamps and equipment..... \$ 0.50 each
- (7) Heaters..... \$ 0.75 each
- (8) X-Ray Machines..... \$ 2.00 each
- (9) Swimming Pools..... \$ 5.00 each
- (10) Electric ranges, range top and ovens, clothesdryers, water heaters..... \$ 1.00 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.....	\$ 1.00
Over 1 and not over 5.....	\$ 2.00
Over 5 and not over 20.....	\$ 3.00
Over 20 and not over 50.....	\$ 5.00
Over 50 and not over 100.....	\$ 9.00
Over 100 - Each motor per hp.....	\$.10

- (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.....	\$10.00 each
Each additional section.....	\$ 5.00 each
b. Over 600 volts.....	\$15.00 each
Each additional section.....	\$ 7.50 each

- (15) For distribution panels the fee for each distribution panel, panelboard, or motor control panel that is installed, changed, replaced, relocated or reinstalled shall be as follows:

NUMBER OF BRANCH CIRCUITS

1 - 24 Inclusive.....	\$ 2.00
Over 24	\$ 4.00

- (16) For service installations, the installation of each set of 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	\$ 3.00
101 to 200 Amperes	\$ 5.00
201 to 500 Amperes	\$10.00
500 Amperes to 1200 Amperes.....	\$20.00
Over 1200 Amperes	\$40.00
All services over 600 volts.....	\$40.00
For each additional meter.....	\$ 1.00

- (17) For single-family dwelling on new construction work the following flat rate shall apply, which will include issuing permit, service panels, all outlets, range, dryer, and other miscellaneous circuits.....\$ 0.02 per SF
- (18) For multi-family building on new construction work for the following flat rate shall apply, which will include issuing permits, sub panels, all outlets, range, dryer, and any other miscellaneous circuits.....\$ 0.02 per SF
- (19) Miscellaneous inspection, for the inspection of any electrical equipment for which no fee is herein prescribed, time consumed shall be at the rate of.....\$15.00 per hr.
- (20) Signs.....\$ 5.00
- (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..... \$25.00 per hour
(Minimum charge - one hour)
 - (2) Reinspection fee..... \$15.00 each
 - (3) Inspections for which no fee is specifically indicated..... \$15.00 per hour
 - (4) Additional plan reviewed by changes, additions or revisions to approved plans.....\$15.00 per hour
(Minimum charge - one-half hour)
 - (5) Refunds on all permits shall be subject to a \$35.00 administrative processing fee.

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 either for or against the above proposal. 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.

Dated: May 2, 1984

By Order of the City Council

Alice M. Reimche
Alice M. Reimche

City Clerk