



ORDINANCE 461

ORDINANCE 461
ADOPTING 1949 UBC VOLUMES I & II

AN ORDINANCE OF THE COUNTY OF
ADOPTED FEBRUARY 20, 1951
VENTURA

ADOPTING THE UNIFORM BUILDING CODE,
VOLUMES I & II, 1949 EDITION.

ADOPTED FEBRUARY 20, 1951.

BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA

Tuesday, February 27th, 1951, at 9:00 o'clock A. M.

PRESENT, SUPERVISORS, L. A. PRICE, CHAIRMAN, PRESIDING; EDWARD S. PIERCE, ROBERT W. LEFEVER, R. E. BARRETT AND RICHARD BARD. L. E. HALLOWELL, CLERK; JAMES W. POOL, DEPUTY

* * * * *

ORD. NO. 461

APPROVING AFFIDAVIT OF PUBLICATION FOR ORDINANCE NO. 461, ESTABLISHING UNIFORM BUILDING CODE FOR THE COUNTY OF VENTURA.

The Clerk presents the Affidavit of Publication of Ordinance No. 461, showing that said Ordinance was published in the Oxnard Press-Courier for the time and in the manner required by law, and upon motion of Supervisor Lefever, seconded by Supervisor Barrett, and duly carried, the Board finds and determines that said Ordinance No. 461 has been properly published in the manner and form required by law, and the publication thereof is hereby approved.

* * * * *

STATE OF CALIFORNIA }
County of Ventura } ss.

I, L. E. HALLOWELL, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Ventura, State of California, do hereby certify the above and foregoing to be a true and correct copy of an excerpt from the minutes of said Board of Supervisors for the meeting of the date first above indicated. IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of said Board to be affixed this 28th day of February, 19 51.

RECEIVED COPIES:

File

ATTEST: L. E. HALLOWELL, Clerk

By [Signature] Deputy

ORDINANCE NO. 461

(Building Code)

AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDING AND/OR STRUCTURES IN THE COUNTY OF VENTURA; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES - THEREFOR; DESCRIBING AND FIXING ZONES AND EXCEPTIONS THERETO; PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

-----oOo-----

The Board of Supervisors of the County of Ventura, State of California, do ordain as follows:

SECTION 1. The "Uniform Building Code", Volumes I and II, 1949 Edition, published January 1, 1949 by the Pacific Coast Building Officials Conference, three copies of which have heretofore been placed on file in the office of the Clerk of the County of Ventura, is hereby adopted as the Building Code for the unincorporated area of the County of Ventura, and is incorporated herein by reference thereto as though set forth in full.

SECTION 2. Whenever any of the following names or terms are used in said Uniform Building Code, each such name or term shall be deemed and construed as follows, to-wit:

"City of" shall mean the County of Ventura or the unincorporated territory of the County of Ventura as the text may require.

"City Council" shall mean the Board of Supervisors of the County of Ventura.

SECTION 3. Section 103 of said Uniform Building Code is amended to read as follows:

Section 103 (a). New buildings and structures hereafter erected in the city, and buildings and structures moved into or within the city shall conform to the requirements of this Code.

Additions, alterations, repairs and changes of use or occupancy in all buildings and structures shall comply with

the provisions for new buildings and structures except as otherwise provided in Sections 104, 306 and 502 of this Code.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

(b) A permit shall be issued without fee and no inspection shall be required and the provisions of this Building Ordinance shall not apply to any building or structure on property held under one legal management having an area of two and one-half acres or more when such property is used primarily for agricultural purposes, and when such buildings or structures are to be used exclusively as dwellings by persons performing agricultural employment upon said property or other agricultural lands of the same owner, exclusive of the dwelling of the owner or managing operator of said property, nor does this ordinance apply to buildings and structures accessory to such dwellings or to the agricultural development or use of such property.

A permit shall be issued without fee and no inspection shall be required, and the provisions of this Building Ordinance shall not apply to any house court or residence court constructed for, and used exclusively as a labor camp, provided however, that the Ventura County Planning Commission shall have first approved the location and use of such camp before the Permit shall be issued.

"An owner or occupant of property mentioned in this section may obtain the services of the Building Inspector under the provisions of this ordinance upon the payment of the fees as required therein."

(c) In order to properly maintain and safeguard healthful living conditions, it is hereby declared unlawful to use any discarded, used, second-hand, salvaged, abandoned or replaced street cars, box cars, refrigerator cars, motor

bus bodies or similar means of conveyance, or structures of similar nature or construction, for places of habitation, residence, or business in this County; provided, however, that nothing herein shall prohibit the use of said structures for other than places of abode, habitation or business at points further than 150 feet from any public highway, street or thoroughfare.

(d) Said Uniform Building Code shall cover all building or structures coming within the scope and requirements of the "Riley Act", Part 3, Division 13 of the Health and Safety Code of the State of California and all buildings or structures being or to be used for human occupancy or places of abode, excepting detached dwelling accessory or agricultural accessory building where located 50 feet or more from center line of any street or highway. Accessory is defined as follows:

Secondary use incidental to the use of the main building or structure, and which term shall include but not be limited to the following structures: Any building having a floor area not greater than one thousand (1000) square feet located on a parcel of land upon which there is a dwelling, which contributes in some manner to the use of the dwelling but which is not indispensable to its use and in which there is no human habitation. The term shall include sheds, tool houses, private workshops or laboratories, or shelters for goods, produce, poultry or livestock, and similar buildings, intended only for the owner's use and not offered for sale, rent, or hire. The term shall not include private garages.

SECTION 4. For the purposes of this ordinance the Board of Supervisors of the County of Ventura does hereby create and establish a MOUNTAIN ZONE within the County of Ventura, as hereinafter

described, said zone being created on the basis of sparsity of population, size of land ownerships and land development. All private dwellings within said zone shall be exempt from all inspection and service fees as provided in Section 303 of said Uniform Building Code, as modified by Section 7 of this ordinance.

The Mountain Zone is described as follows:

All of that portion of Ventura County lying north of the following described line:

Beginning at the point of intersection of the line common to Ventura County and Santa Barbara County with the south lines of Section 31, Township 5 North, Range 24 West, San Bernardino Meridian, and running thence:

- (1) East along the section lines to the southeast corner of Section 34, Township 5 North, Range 24 West, San Bernardino Meridian; thence
- (2) North along the section lines to the Northwest corner of Section 23, same township and range; thence
- (3) East along the section lines to the range line common to Ranges 23 West and 24 West; thence
- (4) North along said range line to the northwest corner of Section 18, Township 5 North, Range 23 West, San Bernardino Meridian; thence
- (5) East along the section lines to the range line common to Ranges 22 West and 23 West; thence
- (6) South along said range line to the southwest corner of Section 19, Township 5 North, Range 22 West, San Bernardino Meridian; thence
- (7) East along the section lines to the northeast corner of Section 27, same township and range; thence
- (8) South along the section lines to the township line common to Township 4 North and 5 North, San Bernardino Meridian; thence
- (9) East along said township line to the northwesterly line of the Rancho Temescal; thence

(10) Northeasterly along the northwesterly line of the Rancho Temescal to the line common to Ventura County and Los Angeles County.

SECTION 5. Section 301 of said Uniform Building Code is amended to read as follows:

Section 301 (a) Permits Required. No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure in the city, or cause the same to be done, without first obtaining a separate building permit for each such building or structure from the Building Official.

(b) Application. To obtain a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose. Every such application shall:

1. Describe the land on which the proposed work is to be done, by lot, block, tract, and house and street address, or similar description that will readily identify and definitely locate the proposed building or work;
2. Show the use or occupancy of all parts of the building;
3. Be accompanied by plans and specifications as required in subsection (c) of this section;
4. State the valuation of the proposed work;
5. Give such other information as reasonably may be required by the Building Official.

(c) Plans and Specifications. Each application for a permit shall be accompanied by two sets of plans and specifications.

EXCEPTIONS: Plans and specifications need not be submitted for the following, although sufficient information or rough sketches may be required for a reasonable checking:

1. One-story dwelling with a valuation of less than \$6,000.00 and containing 5 rooms or less.

2. Minor work when authorized by the inspector.

(d) Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and person who prepared them. Plans shall include a plot plan showing the location of the proposed building and of every existing building on the property. In lieu of detailed specifications, the Building Official may approve references on the plans to a specific section or part of this Code or other ordinances or laws.

Computations, stress diagrams, and other data sufficient to show the correctness of the plans, shall be submitted when required by the Building Official.

SECTION 6. Section 302 (a) of said Uniform Building Code is amended to read as follows:

Section 302 (a) Issuance. The application, plans and specifications filed by an applicant for a permit shall be checked by the Building Official. Such plans may be reviewed by other departments of the ~~city~~^{COUNTY} to check compliance with the laws and ordinances under their jurisdiction. If the Building Official is satisfied that the work described in an application for permit and the plans filed therewith conform to the requirements of this Code and other pertinent laws and ordinances, he shall issue a permit therefor to the applicant.

When the Building Official issues the permit, he shall endorse in writing or stamp on both sets of plans and specifications "APPROVED". Such approved plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

Where an industry, processing plant, or other commercial enterprise has wastes, sewage or other effluent that is disposed of in or on the ground in other than a recognized sewage treatment plant, then the plans must be approved for such disposal by the County Health Officer prior to the issuance of any building permit.

SECTION 7. Section 303 (a) of said Uniform Building Code is amended to read as follows:

Section 303 (a) Building Permit Fees. Any persons desiring a building permit shall, at the time of filing an application therefor, as provided in Section 301 of this Code, pay to the building official a fee as required in this section:

\$1.00 for a total valuation of \$100.00 or more.

In addition to this permit fee, the applicant shall pay the following Inspection and Service fees:

\$2.00 for a total valuation from \$100.00 to \$1000.00, and an additional \$2.00 fee for each additional \$1000.00 or fraction thereof up to \$15,000.00.

\$1.00 for each additional \$1000.00 or fraction thereof between \$15,000.00 and \$50,000.00.

50¢ for each additional \$1000.00 or fraction thereof over \$50,000.00.

A permit shall be issued without fee and no inspection shall be required, and the provisions of this ordinance shall not apply to the construction of any building or structure by or for any city, county, state or federal government or agency.

Whenever any work for which a permit is required under

the provisions of this ordinance has been commenced without the authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the permit fee, an investigation fee of \$10.00 shall be collected.

The payment of the investigation fee shall not exempt any person from compliance with the provisions of the Code nor from any penalty prescribed by law.

SECTION 8. Section 304 (a) of said Uniform Building Code is amended to read as follows:

Section 304 (a) Inspections Required. The Building Official shall inspect or cause to be inspected at various intervals during the erection, construction, enlarging, alteration, repairing, moving, demolition, conversion, occupancy and underpinning all buildings or structures referred to in this Code and located in the county, and a final inspection shall be made of such buildings or structures hereafter erected prior to the issuance of the Certificate of Occupancy as required in Section 306.

No building construction, alteration, repair or demolition requiring a building permit shall be commenced until the permit holder or his agent shall have posted the building permit card in a conspicuous place on the front premises and in such position as to permit the Building Official to conveniently make the required entries thereon respecting inspection of the work. This permit card shall be maintained in such position by the permit holder until the Certificate of Occupancy has been issued by the Building Official.

SECTION 9. Section 401 (h) of said Uniform Building Code is amended to read as follows:

Section 401 (h) Height of Building is the vertical distance from the "Grade" to the highest point of the coping of a flat roof or to the deck line of a mansard

roof or to the average height of the highest gable of a pitch or hip roof.

Hotel is any building containing six or more rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

House Court or Residence Court is any two or more apartments or separate buildings on same or contiguous land under one legal management to be or being rented or leased as living quarters for two or more families.

SECTION 10. Section 1402 of said Uniform Building Code is amended to read as follows:

Section 1402. Buildings or parts of buildings classed in Group I because of the use or character of the occupancy shall not exceed, in area or height, the limits specified in Sections 505, 506, and 507.

California type, one-story dwellings, which are not more than nine hundred (900) square feet in area, may be constructed with concrete pier foundation and exterior walls of vertical board at least three-quarters ($3/4$) of an inch in thickness or equivalent, full height of wall; such buildings shall comply with Chapter 23 of the Uniform Building Code.

SECTION 11. Section 1405 (c) of said Uniform Building Code is amended to read as follows:

Section 1405 (c) Sanitation. Sanitation facilities shall be provided as required by the local health authorities.

There shall be no opening from a room in which a water closet is located into a room in which food is prepared or stored.

Light, ventilation, and sanitation shall be provided as specified by any state laws intended to regulate such light, ventilation, and sanitation.

Every dwelling shall be provided with a water closet for each family living in such dwelling, provided, however, that other approved types of toilets may be substituted for water closets in areas where there is not sufficient running water available for the use of a sewage system, or where a water closet may contaminate any domestic water supply, in the judgment of the County Health Officer.

SECTION 12. Section 1410 is added to Chapter 14 of said Uniform Building Code, and shall read as follows:

Section 1410. House courts or residence courts as defined in this ordinance must comply with all provisions of this code and those prescribed by the California Health and Safety Code for motels, auto courts and resorts, and where the provisions of this ordinance are not clear, or do not specify requirements, then the said Health and Safety Code shall apply in all of its provisions.

SECTION 13. If any section, sub-section, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance, nor its application to other persons or circumstances. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 14. PENALTIES FOR VIOLATION. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by fine of not more than Five Hundred Dollars (\$500.00), or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. Each such person, firm or corporation shall be deemed guilty of a separate offense for

each day, or portion thereof, during which any violation of any of the provisions of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable therefor as herein provided.

SECTION 15. Ordinances 411 and 423 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 16. This ordinance shall take effect thirty days after the date of its adoption, and prior to the expiration of fifteen days from the passage hereof shall be published once in the Oxnard Press ~~Ventura~~ Courier ~~County~~ San Juan Bautista, a newspaper printed and published in the County of Ventura, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

PASSED, APPROVED AND ADOPTED this 20th day of February, 1951.

L. A. Price
L. A. PRICE, Chairman of the Board of Supervisors of the County of Ventura, State of California

ATTEST:

L. E. HALLOWELL, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Ventura, State of California.

By [Signature]
Deputy Clerk

STATE OF CALIFORNIA }
County of Ventura } ss.

I, L. E. HALLOWELL, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Ventura, State of California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 460, passed and adopted by said Board of Supervisors on the 20th, day of February, 1950, and that upon the passage of said ordinance the vote was as follows:

AYES: *Supervisors Crane, Lefever, Barrett and Price.*
NOES: *None.*
ABSENT: *Supervisor Bard.*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
the seal of the Board of Supervisors of the County of Ventura,
State of California, this *20th* day of *February*, 1951.

L. E. HALLOWELL
County Clerk and ex-officio Clerk
of the Board of Supervisors of the
County of Ventura, State of
California.

By

James W. Hall
Deputy Clerk