

Date 2/2/99 Item # 10
() Approved () Denied
() Continued To _____

TO: JAMES L. APP, CITY MANAGER
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR *RAL*
SUBJECT: ADOPTION OF THE 1997 EDITIONS OF THE UNIFORM CODES, AND
SUPPORT CODES
DATE: FEBRUARY 2, 1999

Needs: To adopt the 1997 Editions of the Uniform Codes, and their support codes in accordance with State mandates.

- Facts:
1. The Uniform Codes pertaining to construction are updated on a three (3) year cycle.
 2. The State of California sets the time for adoption of the Uniform (Model) Codes.
 3. Currently, the City is using the 1994 Editions of the Uniform Codes. Adoption of the 1997 Editions will make the City consistent with the codes adopted by the State of California.

Analysis and Conclusion:

The State of California adopted the 1997 Editions of the Uniform Codes effective June of 1998. The City has 180 days from the State adoption to adopt the codes by reference. Should the codes not be adopted, they will become effective by State Mandate without the local amendments that meet the specific needs of the City of Paso Robles.

In adopting the Uniform Codes, City Council will be codifying, under the Municipal Code, which codes apply to construction within the City of Paso Robles. The new codes include, International Conference of Building Officials (ICBO) recommended adjustment to building permit fees of approximately ten percent. The fee adjustment reflects changes to the Consumer Price Index between 1993 and 1997. The adoption of the fee schedule is not included in the State Mandate.

Historically, the City has adopted revisions of the fee schedules contained in the codes, consistent with the adoptive cycle. This is consistent with other local jurisdictions (San Luis Obispo, Morro Bay, County of San Luis Obispo), with the exception of Atascadero who collects fees based on a flat percentage of the value of the construction.

Policy Reference: State Health and Safety Code

IMC CODE
DATE: , 1999
FILE PLAN/GEN CAT: CC staff reports
SUBJECT: Adopt 1997 Codes9)
LOCATION: H:dmcc/code97/adopt97code
RETENTION: 1 Years
OTHER:

**Fiscal
Impact:**

The cost of the new code books has already been incorporated in the Building Division budget for FY 98/99. Adoption of the fee schedule recommended by ICBO will allow the City to continue to cover its cost of providing plan check and inspection services.

Options:

Subject to consideration of public comments, that the City Council:

- a. By separate actions, approve the attached Resolution establishing fees for Building Permit and Plan Review, and introduce for First Reading an Ordinance that would amend Chapter 17.04 of the Municipal Code thereby adopting the 1997 Editions of the Uniform Codes and support codes.
- b. Amend, modify, or reject Option "a".

Attachments:

Draft Ordinance adopting the 1997 Editions of the Uniform Codes and their support codes.
Resolution establishing fees for Building Permit and Plan Review.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
ESTABLISHING FEES FOR BUILDING PERMITS AND
PLAN REVIEW FOR THE CITY OF EL PASO DE ROBLES

WHEREAS, the City Council of the City of El Paso de Robles has determined, through adoption of a fiscal policy, that it is financially prudent to recover the cost of providing services; and

WHEREAS, providing Development Services will result in a financial impact to the City in the form of necessary reference materials, staff time, printing, and records keeping; and

WHEREAS, the goal of the Fiscal Policy is to offset these costs;

THEREFORE BE IT RESOLVED by the City Council of the City of El Paso de Robles that the following fee schedule associated with the issuance of Building Permits and Plan Review are hereby adopted and become effective April 2, 1999:

"EXHIBIT "A"

F. Permit Fees, Uniform Building Code, 1997 Edition, Table 1-A is hereby adopted, subject to the following amendments:**

Specific Fees:

1.	Unsafe or Sub-standard Structures	\$48.39 per hour
2.	Code compliance (Building Inspection)	\$48.39 per hour
3.	Other inspections (not covered by this table)	\$48.39 per hour
4.	Additional inspections (Beyond those provided by Section 108)	\$48.39 per hour
5.	After hour or weekend inspections	\$96.78 per hour
6.	Penalty Fee (Commencing work without benefit of a permit)	\$100.00 + Double Building Permit Fee

7.	Unreinforced Masonry Plan Review	At cost by hour
8.	Energy Plan Review	\$90.00 per hour
9.	Accessibility Plan Review	\$90.00 per hour
10.	Duplicate Inspection Card	\$20.00 each
11.	Recertify lost building plans	\$48.39 per hour
12.	Patio Covers (0 to \$2000.00 Valuation)	\$70.00 each
13.	Spas	\$70.00 each
14.	Swimming pools	\$250.00 each
15.	New Electrical Panels (up to 200 amp)	\$55.00 per panel
16.	Issue electrical release for existing panel	\$20.00 per panel
17.	Copying for Public	\$.15 per sheet
18.	Records Copying (archive files, multiple records, etc.)	\$48.39 per hour
19.	Appeals Board	\$48.39 per hour, plus copying, etc.
20.	Electronic Archiving (Construction documents and plans for Commercial, Industrial, and Multi-family more than five units)	
	a. Size D and E drawings	\$3.50 per page
	b. Size C documents (11" x 17")	\$1.25 per page
	c. Size A and B documents (letter/legal size)	\$0.50 per page
21.	Business License Inspections (Health & Safety for new business)	\$50.00 each
22.	Assembly Bill 717 (State Mandate) impact fee:	
	<u>Residential Construction:</u>	
	a. New Construction	.01 per square foot
	b. Addition to existing construction	.005 per square foot
	c. Detached structure (garage, shop, etc.)	.005 per square foot
	<u>Commercial\Industrial Construction:</u>	
	a. New Construction	.01 per square foot
	b. Addition to existing construction	.005 per square foot
23.	Transfer water meter between lots in conjunction with the issuance of a building permit	\$35.00 each
24.	Building permit software, hardware, and maintenance	\$9.00 per permit

These fees are deposits designed to cover the cost of staff time associated with the processing, review and inspection of development projects within the City of Paso Robles.

PASSED AND ADOPTED this 2nd day of February, 1999 by the following roll call vote:

AYES:

NOES:

ABSENT:

DUANE PICANCO, MAYOR
City of El Paso de Robles

ATTEST:

MADELYN PAASCH, CITY CLERK

Ordinance No. _____, N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES AMENDING CHAPTER 17.04 OF THE MUNICIPAL CODE THEREBY ADOPTING THE 1997 EDITIONS OF THE UNIFORM CODES, 1996 NATIONAL ELECTRICAL CODE, AND SPECIFIED SUPPORT CODES.

WHEREAS, the State of California, Division of Building Standards adopts the model codes pertaining to the construction, alteration, and maintenance of buildings on a three year cycle; and

WHEREAS, the State did adopt the 1997 Editions of the Uniform Codes in July of 1998; and

WHEREAS, the California State Health and Safety Code mandates the application of those codes within 180 days of adoption by the State.

NOW THEREFORE, the City Council of the City of El Paso de Robles does ordain as follows:

Section 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

Section 2. Effective Date. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. in the 31stth day after its passage.

Section 3. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions or prior ordinance, motions, resolutions, rules, and regulations are hereby repealed.

Section 4. Section 17.04.010 of the Municipal Code, Technical building codes adopted - Copies on file.

The eighteen (18) documents and their respective appendices, as outlined herein, one (1) copy of each of which are on file in the Office of the City Clerk in the City of El Paso de Robles, being marked and designated as the:

A. Uniform Building Code, 1997 Edition, published by the International Conference of Building Officials, including the generic fire - resistive assemblies listed in the Fire Resistance Design Manual, Fourteenth Edition, dated April 1994, published by the Gypsum Association as referenced in Tables Nos. 7-A, and 7-B, and 7-C. Specific appendices of the Uniform Building Code excluded from adoption by this ordinance are Appendix Chapters 3-Section 332, 4-Section 421.1, 21, 23, 31 - Sections 3107, 3108, 3110, 3111, 3112, 3113, Chapter 34 - Sections, 3413, 3414, 3415, 3416, 3417 and 3418 respectively.

B. Uniform Building Code Standards, 1997 Edition published by the International Conference of Building Officials, including the Structural Welding Code - Reinforcing Steel, AWS D1.4-92 (U.B.C. Standard No. 19 - 2); and the NFPA Standard for the Installation of

Sprinkler Systems, 13, 13D, and 13R systems - 1996 Edition, published by the National Fire Protection Association (U.B.C. Standard No. 38 - 1), as modified or amended in the Uniform Building Code Standards referenced herein.

- C. Uniform Mechanical Code and appendices, 1997 Edition, published by the International Conference of Building Officials in conjunction with the International Association of Plumbing and Mechanical Officials.
- D. International Plumbing Code and appendices, 1997 Edition, published by the International Conference of Building Officials in conjunction with the International Association of Plumbing and Mechanical Officials.
- E. Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials.
- F. Uniform Code for Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.
- G. Uniform Fire Code, 1997 Edition, published by the International Conference of Building Officials in conjunction with the Western Fire Chiefs Association.
- H. Uniform Administrative Code, 1997 Edition, as published by the International Conference of Building Officials.
- I. National Electric Code, 1996 Edition, as published by the National Fire Prevention Association.
- J. Uniform Swimming Pool, Spa and Hot Tub Code, 1997 Edition, published by the International Conference of Building Officials.
- K. Uniform Solar Energy Code, 1997 Edition, published by the International Conference of Building Officials.
- L. National Electrical Code Handbook, 1996 Edition, published by the National Fire Prevention Association.
- M. Uniform Plumbing Code Training Manual, 1997 Edition, published by the International Conference of Building Officials in conjunction with the International Association of Plumbing and Mechanical Officials.
- N. Uniform Building Code Application and Interpretation Manual, 1997 Edition, published by the International Conference of Building Officials.
- O. Uniform Code for Building Conservation, 1991, Second Printing, published by the International Conference of Building Officials.
- P. Building Standards Construction Costs and Building Valuation, published six (6) times yearly by the International conference of Building Officials.

Q. State of California, Historical Building Code, published by the State of California.

are hereby adopted as the code of the City of El Paso de Robles for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, area, and maintenance of all building or structures in City of El Paso de Robles providing for issuance of permits and collection of fees thereof; and each and all of the regulations, provisions, conditions, and terms of such Uniform Building Code, 1997 Edition, Volumes 1, 2, and 3, published by the international Conference of Building Officials, and secondary publications referenced above, all of which are on file in the office of the City Clerk, are with the exception of those changes or additions hereinafter appearing, hereby referred to, adopted and made a part here of as it is fully set out in this ordinance.

The City Council hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases are declared invalid or unconstitutional.

Introduce at a regular meeting of the City Council held on February 2, 1999, and passed and adopted by the City Council of El Paso de Robles in the 16th day of February, 1999, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

DUANE PICANCO, MAYOR
City of El Paso de Robles

ATTEST:

MADelyn PAASCH, CITY CLERK

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