

## **CHAPTER 6**

### **BUILDING REGULATION**

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**ARTICLE 2**  
**IN GENERAL**  
**SECTION 6-1**

6-1 **TITLE.** These regulations shall be known as the California Building Code, hereinafter referred to “this code”.

6-1.2 **SCOPE.** The provisions of this code shall apply to the construction, alteration, enlargement, replacement, repair, equipment, uses and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

6-1.3 **INTENT.** The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to the firefighters and emergency responders during emergency operations.

6-1.4 **ELECTRICAL.** The provisions of the California Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

6-1.5 **GAS** The provisions of the California mechanical Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances an related accessories.

6-1.6 **MECHANICAL.** The provisions of the California Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

6-1.7 **PLUMBING.** The provisions of the California Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the California Plumbing Code shall apply to private sewage disposal systems.

6-1.8 **PROPERTY MAINTENANCE.** The provisions of the California Building Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

6-1.9 **FIRE PREVENTION.** The provisions of the California Fire Code shall apply to matters affecting or relating structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazard in the structures or on the premises from occupancy or operation.

6-1.10 **ENERGY.** The provisions of the California Energy Code, Title 24, Part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

## **DEPARTMENT OF BUILDING SAFETY**

### **SECTION 6-2**

6-2.1. **CREATION OF ENFORCEMENT AGENCY.** The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *Building Official*.

6-2.3 **APPOINTMENT.** The Building Official shall be appointed by the chief appointing authority of the jurisdiction.

6-2.4 **DEPUTIES.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.

## **DUTIES AND POWERS OF BUILDING OFFICIAL**

### **SECTION 6-3**

6-3.1 **GENERAL.** The Building Official is hereby authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretation, policies and procedures shall not have the effect of waiving requirements provided for in this code.

**6-3.2 APPLICATIONS AND PERMITS.** The Building Official shall receive applications, review construction documents and issue permits for the erection and alteration, demolition and moving of building and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

**6-3.3 INSPECTIONS.** The Building Official shall issue all necessary notices and orders to ensure compliance with this code.

**6-3.4 IDENTIFICATION.** The Building Official shall make carry proper identification when inspecting structures or premises in the performance of duties under this code.

**6-3.5 RIGHT OF ENTRY.** Where necessary to make an inspection to enforce the provisions of this code, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that is such structure or premises be occupied that credentials be presented to the occupant and entry requested.

**6-3.6 DEPARTMENT RECORDS.** The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and order issued. Such records shall be retained in the official records for the period required for retention of public records.

**6-3.7 LIABILITY.** The Building Official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or the other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relived from personal liability for any damaged accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

**6-3.8 USED MATERIALS AND EQUIPMENT.** The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

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## **PERMITS**

### **SECTION 6-4**

6-4.1 **REQUIRED.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

6-4.2 **WORK EXEMPT FROM PERMIT.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Buildings: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed 120 square feet (11m<sup>2</sup>).

1. Oil derricks
2. Retaining walls that are not over 4 feet (1219mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
3. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
4. Sidewalks and driveways not more than 30 inches (726 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
5. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 924 L) and are installed entirely above ground.
8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
9. Swings or other playground equipment accessory to detached one and two-family dwellings.
10. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
11. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

**GAS:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**MECHANICAL:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**PLUMBING:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspections made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**6-4.3 EMERGENCY REPAIRS.** Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

**6-4.4. REPAIRS.** Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or

cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**6-4.6 APPLICATION FOR PERMIT.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 6-4.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's agent.
7. Give such other data and information as required by the Building Official.

**6-4.6 ACTION ON APPLICATION.** The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefore. If the Building Official is satisfied that the proposed work conforms to the requirement of this code and laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable.

**6-4.7 TIME LIMITATION ON APPLICATION.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.



6-4.8 **VALIDITY OF PERMIT.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.

6-4.9 **EXPIRATION.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

6-4.10 **SUSPENSION OR REVOCATION.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance of regulation or any of the provisions of this code.

6-4.11 **PLACEMENT OF PERMIT.** The building permit or copy shall be kept on the site of the work until the completion of the project.

## **CONSTRUCTION DOCUMENTS**

### **SECTION 6-5**

6-5.1 **SUBMITTAL DOCUMENTS.** Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

**Exception:** The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

6-5.2 **INFORMATION ON CONSTRUCTION DOCUMENTS.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of

this code and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

**6-5.3 FIRE PROTECTION SYSTEM SHOP DRAWINGS.** Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information required by the referenced installation standards in Chapter 9.

**6-5.4 MEANS OF EGRESS.** The construction documents shall show in sufficient detail the location, construction, size and character of all portions of this means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

**6-5.5 EXTERIOR WALL ENVELOPE.** Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

**6-5.6 SITE PLAN.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair when otherwise warranted.

**6-5.7 EXAMINATION OF DOCUMENTS.** The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

**6-5.8 APPROVAL OF CONSTRUCTION DOCUMENTS.** When the Building Official issues a permit, the construction documents shall be approved, in writing or by

stamp, as “Reviewed for Code Compliance.” One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be open to inspection by the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

**6-5.9 PREVIOUS APPROVALS.** This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

**6.5.10 PHASED APPROVAL.** The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted.

## **TEMPORARY STRUCTURES AND USES**

### **SECTION 6-6**

**6-6.1 GENERAL.** The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

**6-6.2 CONFORMORANCE.** Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

**6-6.3 TEMPORARY POWER.** The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the *California Electric Code*.

**6-6.4 TERMINATION OF APPROVAL.** The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

## **FEES**

### **SECTION 6-7**

**6-7.1 PAYMENT OF FEES.** A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

**6-7.2 SCHEDULE OF PERMIT FEES.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit, shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

**6-7.3 BUILDING PERMIT VALUATIONS.** The applicant for a permit shall provide an estimated permit at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

**6-7.4 WORK COMMENCING BEFORE PERMIT ISSUANCE.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees.

**6-7.5 RELATED FEES.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

**6-7.5 REFUNDS.** The recipient of a permit issued pursuant to the provisions of the chapter shall be entitled to a refund in the amount of 70% of the fees he has actually paid for such permit if all the provisions of subparagraphs (a), (b) and (c) hereunder are complied with:

a) The permit is cancelled prior to the commencement of work or construction covered by the permit and no on-site inspections have been made;

b) A written request for a refund is received by the division not more than 180 days from the date said permit was issued;

c) After receipt of the permittee's application for refund, the Building Official is satisfied that said permittee is entitled to such refund.

The payment of refunds as provided in the paragraph above shall be made in the manner provided for payment of claims against the City of Imperial. Refunds shall not be made for plan checking fees paid pursuant to the chapter.

**6-7.7 OWNER CONSTRUCTION.** Nothing in this ordinance shall be construed as prohibiting any person neither from doing his work nor from employing any person to work on a building or structure to which the provisions of this ordinance apply, provided there is compliance with Section 3800 of the California Labor Code.

However, the reasonable value of such labor shall be included in the permit valuation.

**6-7.8 SPECIAL REQUIREMENTS FOR GEOLOGIC HAZARD ZONE.** In addition to the requirements of this ordinance, all applicants for a building permit for a structure used for human occupancy that lies within a special studies zone delineated by the State Geologist pursuant to Section 2621 et seq. of the Public Resources Cod, shall comply with all of the provisions of Chapter 5, Division 2, Title 5 of the Codified Ordinance of Imperial County and no building permit subject hereto shall be granted except in accordance with the provisions thereof.

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**6-7.9 TEMPORARY DEFERRAL OF PAYMENT OF BUILDING PERMIT FEES.** Due to the temporary and acute nationwide slowdown in the housing market, and notwithstanding any other requirements of Chapter 5, the City Manager shall have the authority to consider and approve requests to defer payment of building permit fees to the earlier of final inspection, Certificate of Occupancy, or one year from the date the deferral is approved by the City Manager. This section shall automatically expire and be of no force and effect after such date as specified by Resolution. (Ord. 768)

## **INSPECTIONS**

### **SECTION 6-8**

6-8.1 **PRELIMINARY INSPECTION.** Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

6-8.2 **FOOTING AND FOUNDATION INSPECTION.** Footing and foundation shall be made after excavations for footings are complete and any reinforcing steel is in place.

6-8.3 **CONCRETE SLAB AND UNDER-FLOOR INSPECTION.** Concrete slab and under-floor inspections shall be made after in-slab or under-slab reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

6-8.4 **LOWEST FLOOR ELEVATION.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in section 1612.5 of the California Building Code shall be submitted to the Building Official.

6-8.5 **FRAME INSPECTION.** Framing inspection shall be made after the roof deck or sheathing, all framing; fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

6-8.6 **LATH AND GYPSUM BOARD INSPECTION.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

6-8.7 **FIRE-RESISTANT PENETRATIONS.** Projection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

6-8.8 **ENERGY EFFICIENCY INSPECTIONS.** Inspections shall be made to determine compliance with California Energy Code, Title 24, Part 6, and shall include, but not be limited to, inspections for; envelope insulation R and U values, fenestration,

fenestration U value, duct system R value and HVAC and water-heating equipment efficiency.

**6-8-9 FINAL INSPECTION.** The final inspection shall be made after all work required by the building permit is completed.

**6-8.10 INSPECTION REQUEST.** It shall be the duty of the holder of the building permit or their duty authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work that are required by this code.

**6-8.11 APPROVAL REQUIRED.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.

## **CERTIFICATE OF OCCUPANCY**

### **SECTION 6-9**

**6-9.1 USE AND OCCUPANCY.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy thereof as provided herein.

**6-9.2 CERTIFICATE ISSUED.** After the Building Official inspects the building or structure and finds no violation of the provisions of this code or other laws that are enforced by the department of building safety, the Building Official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3 of the 2007 California Building Code.
9. The type of construction as defined in Chapter 6 of the 2007 California Building Code.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required. Any special stipulations and conditions of the building permit.

6-9.3 **REVOCATION.** The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

## **SERVICE UTILITIES**

### **SECTION 6-10**

6-10.1 **CONNECTION OF SERVICE UTILITIES.** No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

6-10.2 **TEMPORARY CONNECTION.** The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

6-10.3 **AUTHORITY TO DISCONNECT SERVICE UTILITIES.** The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property.

## **BOARD OF APPEALS**

### **SECTION 6-11**

6-11.1 **GENERAL.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals.

6-11.2 **LIMITATION ON AUTHORITY.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply or an equally good or better form of construction is proposed. The board shall no authority to waive requirements of this code.

6-11.3 **QUALIFICATIONS.** The Board of Appeals shall consist of members who are qualified by experience and training to pass matters pertaining to the building construction and are not employees of the jurisdiction. There is hereby created a Board of Appeals consisting of seven (7) members, which members shall be qualified in accordance with the following:

- Two (2) General Building Contractors
- One (1) Plumbing Contractor
- One (1) Electrical Contractor



One (1) Mechanical/Air Conditioning Contractor  
One (1) Layman  
One (1) Architect or Engineer

These member shall be appointed by the City Council or governing body of the agency providing the services under Section 6-3 of this chapter. Of the members so appointed, two (2) will be appointed for a term of one (1) year; one (1) will be appointed for a term of two (2) years; two (2) will be appointed for a term of four (4) years. Upon expiration of each of these terms the succeeding terms for the original appointee or his successor will be four (4) years in length. The Building Official shall act as secretary to the Board of Appeals. The secretary shall maintain or cause to be maintained minutes of meetings and shall record all proceedings before said Board of Appeals by mechanical means.

The Board of Appeals may from time to time make written recommendations to the City Council as to changes or additions relating to the suitability of materials types of construction other than those specified herein.

The City Council may, in its sole discretion, appoint itself as the Board of Appeals. In the event of such appointment, the decision of the City Council sitting as the Board of Appeals shall be final.

## **VIOLATIONS.**

### **SECTION 6-12.**

**6-12.1 UNLAWFUL ACTS.** It shall be unlawful for any person, firm or corporation to erect, alter, extend, repair, move, remove, demolish, or occupy any building, structure or equipment regulated by this code.

**6-12.2 NOTICE OF VIOLATIONS.** The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**6-12.3. PROSECUTION OF VIOLATION.** If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**6-12.4 VIOLATION PENALTIES.** Any person, firm, or corporation violating any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not to exceed \$500.00 or by imprisonment in

county jail for a time not to exceed six (6) months, or by both fine and imprisonment. Each separate day or any portion thereof during which any violation of this code occurs or continued shall constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

## **STOP WORK ORDER**

### **SECTION 6-13**

6-13.1 **AUTHORITY.** Whenever the Building Official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the Building Official is authorized to issue a stop work order.

6-13.2 **ISSUANCE.** The stop work order shall be in writing and shall be given to the owner of the property involved, or the owner's agent, or to the person doing the work.

6-13.3 **UNLAWFUL CONTINUANCE.** Any person who shall continue any work after having been served a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

## **UNSAFE STRUCTURES AND EQUIPMENT**

### **SECTION 6-14**

6-14.1 **CONDITIONS.** Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

6-14.2 **RECORD.** The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

6-14.3 **NOTICE.** If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

6-14.4 **METHOD OF SERVICE.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last know address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure constitutes service of notice upon the owner.

6-14.5 **RESTORATION.** The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34 of the *California Building Code*.

## **ARTICLE II**

### **2007 CALIFORNIA BUILDING CODE**

#### **SECTION 6-15**

6-15.1 **ADOPTION OF THE 2007 CALIFORNIA BUILDING CODE.** The edition of the California Building Code, including the appendix thereof and the standards referred to herein as most recently adopted by the International Conference of Building Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE III**

### **2007 CALIFORNIA PLUMBING CODE**

#### **SECTION 6-16**

6-16.1 **ADOPTION OF THE 2007 UNIFORM PLUMBING CODE.** The edition of the California Plumbing Code, including the appendices most recently adopted by the International Associations of Plumbing and Mechanical Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE IV**

### **2007 CALIFORNIA ELECTRICAL CODE**

#### **SECTION 6-17**

**6-17.1 ADOPTION OF THE 2007 CALIFORNIA ELECTRICAL CODE.** The edition of the California Electrical Code, including the appendices and tables thereto most recently adopted by the National Fire Protection Association, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE V**

### **2007 CALIFORNIA MECHANICAL CODE**

#### **SECTION 6-18**

**6-18.1 ADOPTION OF THE 2007 CALIFORNIA MECHANICAL CODE.** The edition of the Uniform Mechanical Code, including appendices and tables thereto most recently adopted by the International Conference of Building Officials and International Association of Plumbing and Mechanical Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE VI**

### **2007 CALIFORNIA EXISTING BUILDING CODE**

#### **SECTION 6-20**

**6-20.1 ADOPTION OF THE CALIFORNIA EXISTING BUILDING CODE.** The edition of the 2007 California Existing Building Code, including all appendices and tables thereto most recently adopted by the International Conference of Building Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE VII**

### **ABATEMENT OF DANGEROUS BUILDINGS**

#### **SECTION 6-21**

**6-21.1 ADOPTION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.** The edition of the Uniform Code for the abatement of Dangerous Building, including all appendices and tables thereto most recently adopted by the International Conference of Building Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE VIII**

### **2007 CALIFORNIA HISTORICAL BUILDING CODE**

#### **SECTION 6-22**

**6-22.1 ADOPTION OF THE CALIFORNIA HISTORICAL BUILDING CODE.** The edition of the 2007 California Historical Building Code, including all appendices and tables thereto most recently adopted by the International Conference of Building Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE IX**

### **2007 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE**

#### **SECTION 6-23**

**6-23.1 ADOPTION OF THE CALIFORNIA ELEVATOR.** The edition of the 2007 California Elevator Safety Construction Code, including all appendices and tables thereto most recently adopted by the International Conference of Building Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE X**

### **SIGNS**

#### **SECTION 6-24**

**6-24.1 SIGNS.** The edition of the California Building Code, including the **Appendix H, Signs**, thereof and the standards referred to herein as most recently adopted by the International Conference of Building Officials, is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE XI**

### **SWIMMING POOLS**

#### **SECTION 6-25**

**6-25.1 SWIMMING POOLS.** The edition of the California Building Code, including the **chapter 31, section 3109 and chapter 31B** thereof and the standards referred to herein as most recently adopted by the International Conference of Building Officials is hereby incorporated by reference and adopted as part of the Building Regulations of the City of Imperial.

## **ARTICLE XII**

### **MOBILE HOME PARKS**

## **SECTION 6-26**

6-26.1 **FINDINGS AND PURPOSE.** The purpose of this article is to provide for local enforcement of statutes and regulations relating to mobile home parks. In doing so, the City Council of the City of Imperial intends that by providing a more efficient means of enforcing said statutes and regulations, the life, health and property of the citizens of the City might be better protected.

6-26.2 **ASSUMPTION OF RESPONSIBILITY.** Pursuant to Section 18300 of the California Health and Safety Code, the City of Imperial hereby assumes responsibility for the enforcement of the Mobile Home Parks Act (California Health and Safety Code Section 18200 et seq.) and regulations promulgated there under.

6-26.3 **ENFORCEMENT.** The Building Official is responsible for enforcement of the provisions of this Article. However, the City Council may, by agreement, contract for the provision of such services with another public agency in accord with Section 6-3.

6-26.4 **FEES.** To provide for the costs of administration and enforcement of the Mobile Home Parks Act,

## **ARTICLE XIII**

### **FENCES**

## **SECTION 6-27**

6-27.1 **COMPLIANCE WITH CHAPTER.** It shall be unlawful for any person to erect, construct, enlarge, or move any fence or wall in the City of Imperial, or cause the same to be done, contrary to or in violation of any of the provisions of this Chapter, or any of the provisions of the City of Imperial Zoning Ordinance No. 433 (Chapter 24) as it may be amended from time to time.

6-27.2 **PERMITS REQUIRED.** It shall be unlawful for any person to erect, construct, enlarge, or move any fence or wall within the City of Imperial without first obtaining a permit, pursuant to the requirements of this Chapter.

6-27.3 **APPLICATION.** Any person desiring to erect a fence or perform work as designated in this Chapter shall make application to the Director of Public Services for a permit upon such form as shall be prescribed and designated by the Director of Public Services, and shall set forth in such application all information which may be required by the Director of Public Services.

6-27.4 **ISSUANCE OF PERMIT – TERMS AND CONDITIONS.** Before issuing a permit, upon application, the Director of Public Services shall cause such investigation to be made as he shall deem proper, and he may thereafter grant or deny such application upon such terms and conditions as he may deem necessary or proper in order to safeguard

the public streets, sidewalks, curbs and general public safety and welfare of the city residents of the City of Imperial.

6-27.5 **BOND.** As a condition to the issuance of a fence permit, upon granting an application, the Director of Public Services may require a good and sufficient bond, either cash or surety, to be posted by the person making such application to guarantee that the work shall be properly done, and to reimburse the city for any expense or damage which it may suffer by reason of the failure of such person to properly perform such work in accordance with the terms and conditions of the permit and the requirements of this Chapter.

## **ARTICLE XIV**

### **STREET IMPROVEMENT PLANS**

#### **SECTION 6-28**

##### **6-28-1 GENERAL REQUIREMENTS.**

A. All drawings shall be on standard size sheets (24' x 36"). All lettering shall be legible style, no hand lettering smaller than 1/8" and no machine letter smaller than 1/10" or larger for machine lettering.

B. All title sheets shall include key pay clearly indicating the sheet number issued. All key maps shall be drawn showing overall layout of the water, sewer, storm drain, fire hydrants, street signing and street lighting systems.

C. Each sheet for plan view must have the seal and license number of a Registered Civil Engineer. All calculations submitted to support the improvement design (structural, electrical or mechanical) that must also have the seal and license number of a Registered Civil, Electrical or Mechanical Engineer as appropriate.

D. Marked with the name, address and telephone number of the firm preparing the plans and date of preparation.

E. Consecutively numbered and the total number of sheets.

F. Name and phase of development.

G. Scale noted. North arrow and bar scale (north arrow shall point to the top or left of the sheet if possible).

H. Revisions made after original approval by the Planning Department shall be initiated by the engineer of work and submitted to the Planning Department for approval. All revisions must be signed off by the City Engineer or designee prior to construction of the revised.

I. All improvements are to be designed and constructed in accordance with this manual as well as other applicable standards and specifications acceptable to the Planning Department, including but not limited to Standards, Specifications for Public Works construction.

J. Profiles shall be shown on the top half of each sheet. Vertical curves shall show curve length and P.I. elevation, in addition to normal stationing and elevations.

K. Normally, the scale for improvement plans shall be 1" = 40' for the horizontal and 1" = 4' for the vertical. The vertical scale should be changed to 1" = 8' or other appropriate scales where grades are steep. For complex plans, the horizontal scale shall be 1" = 20' or larger for clarity.

L. Improvement plans shall be prepared ink on Vellums drafting film unless otherwise approved by the Planning Department.

M. Hydrology and hydraulic/drainage calculations and maps shall accompany all plans submitted for checking, unless the requirement is specifically waived.

N. A stripping/signage plan shall be required if required by the Planning Department.

O. All plans, calculations and reports are to be checked by the Engineer of Work for consistency, accuracy, clarity and conformity with the City of Imperial Standards, drawings and design criteria before submission for approval.

P. Subsequent Plan Check shall include a transmittal letter addressing each plan review comment provided by the City.

Q. All plans, specifications and supporting documents shall be signed and sealed by the Engineer of Work prior to the City Engineer's approval as per Professional Engineer's and Land Surveyor Act. Prior to the City Engineer's approval of plans involving water, sewer, storm drain, lighting and fire services, approval must be obtained from the appropriate Utility Agency, the IID and Imperial County Fire Department as applicable.

R. A Grading and Drainage Plan/Study shall be submitted to the City Engineer for review and approval. The Grading and Drainage Plan/Study shall address property grading and erosion control which shall include the prevention of sedimentation or damage to off-site properties. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City of Imperial for review and approval.

S. The original Vellums drawings shall become the property of the City of Imperial upon approval and execution by the City Engineer. The developer shall obtain



the approval of said plans and obtain necessary permits prior to final acceptance of the work by the City Engineer.

T. The Engineer of Work shall revise the original Mylar drawings to reflect a construction change or as-built conditions prior to final acceptance of the work by the City Engineer.

U. The original improvement plans, when approved, are kept on file by the Department of Public Works as a permanent public record.

V. All right-of-ways are to be cleared.

W. All engineered grading, drainage or improvement plans shall use a Benchmark that is a City of Imperial Irrigation District (IID) recognized Benchmark.

X. A soils report is required for each Tract Map or Subdivision. The report must have been prepared within two years submittal of plans for review or an update letter from Soils Engineer required.

Y. The developer shall install all necessary regulatory, warning and street name signs at locations specified by the Public Works Department. At street intersections, one street sign required, except that for four lane roads, two street name signs are required.

Z. Encroachment permit: subcontractors doing work or operating equipment within City streets, County roads, state highways, Imperial Irrigation District ditches or railroad right-of-ways shall obtain an encroachment permit from said agencies and shall comply with the provisions and with all requirements of said permit. A copy of said permit shall be provided to the City and Developer before commencing any work in such areas.

**6-28.2. TITLE SHEET:**

A. General notes provided.

B. Additional notes are designed as "Specific Conditions Notes".

C. Key Map

D. Key Map Legend

E. Vicinity Map (orient north as on key map, show arterial streets and project boundary street).

F. Civil Engineer's name, address, telephone number, signature, wet stamp and expiration date.

- G. Owner/Developer name and address shown.
- H. Short Legal Description.
- I. Declaration of Responsible Charge.
- K. Engineer of Design.
- L. Engineer of Work
- M. Engineer's name, address, telephone number, signature, wet stamp and expiration date on Title Block.
- N. City of Imperial Approved Changes Title Block.
- O. Bench Mark: True benchmark, no assumed benchmark. Show location on plan and describe in space provided.
- P. Utility Agency title/signature block.
- Q. Utility Agency Water and Sewer Notes (if applicable).
- R. Soils Engineer or Engineering Geologist names, address, telephone number and date of report.

**6-28.3 STREET IMPROVEMENT:**

- A. Plan view shows:
  - 1. North arrow and bar scale; north arrow point up or right, if possible.
  - 2. Horizontal scale 1" = 40' maximum.
  - 3. Lot lines, centerline, right-of-way lines, City limits adjacent to improvements.
  - 4. Approved name of street.
  - 5. Bearing and centerline curve data.
  - 6. Curb curve data.
  - 7. Stations along the centerline (South to North or West to East).
  - 8. Intersecting easement lines.
  - 9. Width of the Road (centerline to right-of-way and centerline to curb line, width of sidewalk).
  - 10. Engineer's name, address, telephone number, signature, stamp and expiration date.
  - 11. Benchmark information.
  - 12. All existing improvements.
  - 13. Centerline information (bearings, radius, length) Stationing.
  - 14. Show length of vertical curve BVC, EVC.

15. Curb, gutter, sidewalk (if applicable), edge of pavement.
16. Public Drainage easements.
17. Width of the Road (centerline to right-of-way and centerline to curb line), width of sidewalk.
18. Street Distance.
19. Street name signs.
20. Sewer line information, radius, delta or bearing, length, manholes, cleanouts, pipe classification, sewer laterals to each lot(s).
21. Water line information, pipe classification, water lateral to each lot(s).
22. Sewer line information, pipe classification, sewer lateral to each lot(s).
23. Stations at beginning, and or change in improvements.
24. Intersecting street centerline stations.
25. If more than one sheet, match line with station and reference sheet.
26. Fire Hydrant location/assembly.
27. Lot numbers (if applicable), site address and/or assessor's parcel number.
28. Cul-de-sac 60' minimum paved radius.
29. Knuckle geometric per Standards.
30. FL elevations of cross gutter intersections.
31. Easement dedications noted.
32. Barricades for temporary dead end streets.
33. Existing improvements.
34. Notes for connections to existing improvements with elevations in parentheses.
35. Construction notes with Standards Drawings called out.
36. Details for improvements that are not Standards Drawings.
37. Limits of new paving, old paving, overlay and removal.
38. Utilities shown in plain view.
39. Manhole spaced at 300' minimum.
40. Street and storm drain stations shown on plans for catch basins.

B. Profile:

1. North arrow and bar scale; north arrow point up or right, if possible.
2. Horizontal scale same as plan view.
3. Vertical scale at 1" = 4' maximum.
4. Name of street if more than one street profile shown on sheet.
5. Centerline profile (grade-vertical curves-stationing).
6. Stationing at bottom of profile.
7. Existing surface profile at centerline.
8. Proposed finish surface at centerline through to centerline of intersecting street.
9. Grade lines, + and -, minimum 0.5%.
10. Grade breaks stationed and elevation, maximum of 0.5%.
11. Vertical curves where algebraic difference is greater than 0.5%.
12. Station and elevation at transition sections.

13. Top of curb profile or equation.
14. Connection with future design or existing improvements with grade provided for existing improvements.
15. If more than one sheet, match line station elevation and sheet reference number.
16. Waterline profile (minimum clearance from top of waterline to proposed finish grade).
17. Waterline classification.
18. Waterline blow off (if possible).
19. Sewer line classification, profile and grade (slope).
20. Sewer manholes, cleanouts and stationing.
21. Sewer lines invert elevation.
22. Storm Drain profile (cleanouts, catch basins, curb inlets).
23. Storm drain pipe classification (pipe line grade, slope, length).
24. Curb return profile.
25. Cul-de-sac profile.
26. Details.

**6-28.4 DECLARATIONS REQUIRED:**

**A. DECLARATION OR RESPONSIBLE CHARGE.**

I, (Engineer's name), HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF IMPERIAL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

(Engineer's Company Name, Address and Telephone Number)

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

(Engineer's Name and Title)

(Registration Number)

Expiration Date, \_\_\_\_\_

#### **6-28.5 STREET IMPROVEMENT GENERAL NOTES:**

A. Approvals: all work performed and material furnished for completion of improvements called for on these drawings shall be subject to the inspection and approval of authorized representatives of the city and developer and shall not be covered, buried, or otherwise concealed until such has been so inspected and approved. All underground conduit and appurtenances for electrical power, telephone and cable televisions system shall be subject to the inspection and approval of authorized representatives of the serving utilities. All earthworks shall be subject to inspection, testing and approval of the soils testing firm that furnished the soils report referenced within these drawings. Each subcontractor shall give the inspecting authority no less than 24 hour notice of his need for inspection or testing.

B. Site conditions: each subcontractor doing work on this project shall assume sole and complete responsibility for the safety of all persons and property within his work area, day and night, during both working and nonworking hours; and shall provide barricades, shoring, flag men, signs, lighting, and other devices required therefore.

C. Standard Specifications: the standard specifications referenced in these specification shall be those of the State of California Department of Transportation (CALTRANS) dated July 1992, copies of such are obtainable from: CALTRANS, Central Publication Distribution Unit, 1900 Royal Oaks Drive, Sacramento, CA 95815-3800. All the work shown or called for on these drawing shall conform to these specifications referenced herein, including those other sections and ASTM, AWWA, and AASHTO Standards therein referenced.

D. Underground conduit: plans, details and specifications for construction of underground conduit and appurtenances for the electrical power, telephone and cable televisions system have been prepared by or in accordance with the requirements and approvals of the serving utility companies. All such work shall conform to those referenced documents to same extent as if they were shown, detailed and specified with these drawings and related documents. Questions regarding design and details of such work shall be directed to the utility involved therewith.

E. Services: each and every lot shown in these drawings shall be provided in each sewer service, water service, drive approach, electrical power service, telephone service, gas service, and cable television service. All power, telephone, television and gas services shall be brought to one corner of each lot in either underground pipe or underground conduit.

F. Traffic Control: each subcontractor shall provide traffic control signs, lights, flag men, and other devices necessary to protect his work and excavations and to protect vehicular and pedestrian traffic passing through or near the work area in accordance with the “Manual of Traffic Control for Construction and Maintenance Works Zones”, as published by the State of California, Department of Transportation (CALTRANS). Copies of said manual may be obtained from that address referenced in section C.

G. Testing: Each subcontractor shall include as a part of his work all testing of material and workmanship required by the City and other agencies and utilities having jurisdiction over the work. Testing shall be by an independent laboratory approved by that Agency or Utility requiring same; except all trench back fill, including compaction of same, shall be tested by that firm which furnished the Soils Report referenced for earthwork within the drawings. Copies of all test reports shall be provided to the City and other Agencies and Utilities requiring tests. Materials and workmanship found deficient shall be removed, repaired or otherwise corrected to the satisfaction of the Governing Agency or Utility and the Developer.

H. Trench Safety: each subcontractor shall provide shoring, sheeting, shields and excavated slopes in trench excavations conforming to the requirements of the California Occupational Safety and Health Act (CAL/OSHA) as administered by the State of California Department of Industrial Relations and depicted in the “Trench and Excavations Safety Guide” available from CAL/OSHA Communications, 525 Golden State Avenue, San Francisco, CA 94102.

I. Certificates of Compliance: subcontractors doing concrete and paving items of work shall provide written and signed certifications from concrete and paving supplies certifying that all materials supplied by him to project comply with these specifications. Certificates shall be approved of form and content, signed by an authorized representative of the product supplies and endorsed by the subcontractor installing the product. Wet signed copies of said certificates shall be furnished to the City and Developer immediately upon completion of the work.

J. Encroachment permit conditions and provisions shall take precedence over the approve plans and specifications.

K. Pre-cast concrete: where in the drawings reinforced cast-in-place concrete structures are shown or detailed, pre-cast concrete structures may be used in their place. Pre-cast structures shall be of equal quality, size and design to that shown or detailed and shall be subject to the review and acceptance of the City or Utility prior to delivery to project site. No less than three copies of the details and specifications for the pre-cast structures shall be provided for review, comments or approval.

L. Pre Construction: a pre construction meeting shall be held including representatives of the City, Developer and all parties doing work pursuant to the drawings, at said meeting, the name of all parties, their addresses and phone numbers shall be provided along with estimated dates when each type of work will be under way.

Other data relative to License numbers, contractors insurance may also be required from each subcontractor doing work on the project. No less than 3 days notice will be given for said meeting.

M. Design Mixes: subcontractors providing asphaltic concrete paving, base aggregate and any kind of Portland cement concrete required for thrust block, post footings and pipeline encasements, shall be the product of an individual qualified and licensed to provide such services and when approved by the City, shall become a requirement of these specifications to the same extent as if fully set out herein.

N. Existing Utilities: utilities shown on the plans should be located with as much care as possible with the aid of available records. However the locations shown must be considered approximate only. Prior to the start of work, the contractor shall coordinate his work with all utility companies and shall locate all lines accurately by excavation and measurement. Prior to any excavation the contractor shall call the 1-800-227-2600 Alert number.

#### UTILITIES COORDINATION

No less than 3 working days prior to any excavation or trenching, each contractor doing such work shall contact or telephone the following agencies so that existing underground utilities may be located and, if required by the agency, an inspector may be present.

- |   |                |
|---|----------------|
| 1. CITY OF IMPERIAL                     | (760) 355-4321 |
| 2. IMPERIAL IRRIGATION DISTRICT (POWER) | (760) 339-9280 |
| 3. IMPERIAL IRRIGATION DISTRICT (WATER) | (760) 339-9263 |
| 4. SOUTHERN CALIFORNIA GAS COMPANY      | (800) 227-2600 |
| 5. AT & T                               | (800) 248-2800 |
| 6. ADELPHIA CABLE                       | (760) 352-8770 |

O. Safety: The contractor shall provide all means and devices necessary and/or required to protect his employees and all others from injury or damage including but not limited to: trench, shoring, traffic barricades, lighting, flagmen, warning devices, job coordination and supervision. All coordination, equipment, and other labor required for detour shall be provided by the Contractor.

P. the structural section shall be in accordance with the City of Imperial Standards or County of Imperial Department of Public Works Engineering Design Guidelines Additional notes are designed as "Specific Conditions Notes" if in County right-of-way and as approved by the Public Works Director.

Q. The existing and location of existing underground facilities shown on these plans were obtained by a search of the available records. However, the contractor is required to take precautionary measures to protect any existing facility shown hereon and any other which is not of record or not shown on these plans.

R. Location and elevation of improvements to be met by work to be done shall be confirmed by field measurements prior to construction of new work. Contractor will make exploratory excavations and locate existing underground facilities sufficiently ahead of construction to permit revisions to plans if revisions are necessary because of actual location of existing facilities.

S. Construct a public street light system conforming to appropriate standards and street light specifications. Power sources and runs shall be shown on the “As-Built” improvement drawings. All power sources shall be located within the dedicated right-of-way.

T. No paving shall be done until existing power poles are relocated outside the areas to be paved.

U. Contractor shall be responsible for the replacement of any stripping, pavement markers, or legends obliterated by the construction of this project.

V. The notes listed above are a minimum list. This does not relieve the engineer from compiling additional notes that may be required for the project.

**6-28.6 STREET CLASSIFICATION.** The City of Imperial has five (5) typical street cross sections. Although typical, changes in right-of-way requirements may be needed and requested by the Department of Public Works to accommodate special circumstances or conditions. This can include but not be limited to accommodate future medians, turn lanes, bicycle lanes, bus turnouts, slopes, drainage structures on street, parking and/or other required improvements.

**6-28.7 STREET STRUCTURAL SECTION:** The minimum structural section within City of Imperial shall conform to the following unless a project soils report, based on soil type and the highest traffic index (TI) expected to occur during a 20 year period following construction indicates a thicker section is require. The TI value must be approved in advance by the Department of Public Works.

A. Major Arterial: 5.5” AC over 12”AB

B. Collector/Secondary Arterial: 405” AC over 12” AB

C. Local/Industrial: 4” AC over 11” AB

D. Local Street: 3” AC over 9” AB

Note: AB indicates Class 2 Aggregate Base

AC indicates Asphalt Concrete

Refer also to City of Imperial Standards Detail 31



**6-28.8 OFF SITE IMPROVEMENT REQUIRED:** As a condition of the issuing of a building permit to build new, re-build, remodel, or in any way add to or modify the improvements on a lot or parcel with a value of fifty percent (50%) or more of the existing improvement's fair market value as determined by the last equalized assessment roll of the County of Imperial, the owner of any lot or parcel of property within the City of Imperial shall construct or cause to be constructed curbs, gutters, sidewalks, streets, water line, sewer lines, and any other off-site improvements as deemed necessary by the Director of Public Services. Said off-site improvements shall be constructed to the current city standards.

**6-28.9 ENCROACHMENT PERMITS:** An encroachment permit is required any time construction work will be conducted within City Streets, County Road, State highways, Imperial Irrigation District ditches or Railroad Right-of-Way shall obtain an encroachment permit from said agencies and shall comply with the provisions and with all requirements of said permit.

## **ARTICLE XV**

### **STRUCTURAL DESIGN**

#### **SECTION 6-29**

##### **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

(INSERT CHART)

#### **SECTION 6-29.1**

##### **GENERAL**

**6-29.1A.1 SCOPE.** The provisions of this chapter shall govern the structural design of buildings, structures and portions thereof regulated by this code.

**6-29.1A.1.1 APPLICATION.** The scope of application of Section 6-29 is as follows:

1. Applications listed in Section 109.2 of the 2007 CBC, regulated by the Division of the State Architect – Structural Safety (DSA-SS). These applications include public elementary and secondary schools, community colleges and state-owned or state-leased essential services buildings.

2. Applications listed in Section 110.1 and 110.4 of the 2007 CBC, regulated by the Office of Statewide Health Planning and Development (OSHPD). These applications include hospitals, skilled nursing facilities, intermediate care facilities and correctional treatment centers.

*Exception: (OSHDPD).* Single-story Type V skilled nursing or intermediate care facilities utilizing wood-frame or light-steel frame construction as defined in Health and Safety Code Section

**6-29.1A.1.2 AMENDMENTS IN THIS SECTION.** DSA-SS and OSHPD adopt this section and all amendments.

*Exception:* Amendments adopted by only one agency appear in this section preceded with the appropriate acronym of the adopting agency, as follows:

1. Division of the State Architect – Structural Safety: [DSA-SS] For applications listed in Section 109.2 of the 2007 CBC.

2. Office of Statewide Health Planning and Development.

[OSHPD 1] For applications listed in Section 110.1 of the 2007 CBC.

[OSHPD 4] For applications listed in Section 110.4 of the 2007 CBC.

**6-29.1A.2 REFERENCES.** All referenced codes and standards listed in Section 35 of the 2007 CBC shall include all the modifications contained in this code to referenced standards. In the event of any discrepancy between this code and referenced standard,, refer to Section 101.7 of the 2007 CBC.

**6-29.1A.3 ENFORCEMENT AGENCY APPROVAL.** In addition to the requirements of California Code of Regulations (CCR) Title 24, Part 1 and 2, any aspect of project design, construction, quality assurance or quality control programs for which this code requires approval by the design professional are also sub project to approval by the enforcement agency.

## **SECTION 6-29.2**

### **CONSTRUCTION DOCUMENTS**

**6-29.2A.1 GENERAL.** Construction documents shall show the size, section and relative of structural members with floor levels, column centers and offsets dimensioned. The design loads and other information pertinent to the structural design required by Section 1603A.1.1 through 1603A.1.8 of the 2007 CBC shall be indicated on the construction documents.

*Exception:* Construction documents for buildings constructed in accordance with the conventional light-frame construction provisions of Section 2308 of the 2007 CBC shall indicate the following structural design information:

1. Floor and roof live loads.

2. Ground snow load. P g

3. Basic wind speed (3 second gust), miles per hour (mph) (km/hr) and wind exposure.

4. Seismic design category and site class.

5. Flood design date, if located in flood hazard areas established in Section 1612A.3 of the 2007 CBC.

[OSHPD 1] Additional requirements are included in Section 7-115 and 7-125 of the Building Standards Administration Code (Part 1, Title 24, and CCR).

[DSA-SS] Additional requirements are included in Section 4-210 and 4-317 of the Building Standards Administration Code (Part 1, Title 24, and CCR).

6-29.2A.1.1 **FLOOR LIVE LOAD.** The uniformly distributed, concentrated and impact floor live load use in the design shall be indicated for floor areas. Use of live load reduction in accordance with Section 1607A.9 shall be indicated for each type of live load used in the design.

6-29.2A.1.2 **ROOF LIVE LOAD.** The roof live load used in the design shall be indicated for roof areas (Section 1607A.11).

6-29.2A.1.3 **ROOF SNOW LOAD.** The ground snow load,  $P_g$ , shall be indicated. In areas where the ground snow load,  $P_g$  exceeds 10 pounds per square foot (psf) (0.479 kN/m<sup>2</sup>), the following additional information shall also be provided, regardless of whether snow loads govern the design of the roof:

1. Flat-roof snow load,  $P_f$ .
2. Snow exposure factor,  $C_e$ .
3. Snow load importance factor,  $I$ .
4. Thermal factor,  $C_t$ .

6-29.2A.1.4 **WIND DESIGN DATA.** The following information related to wind loads shall be shown, regardless of whether wind loads govern the design of the lateral-force-resisting system of the building:

1. Basic wind speed (3-second gust), miles per hour (km/hr).
2. Wind importance factor,  $I$ , and occupancy category.
3. Wind exposure. Where more than one wind exposure is utilized, the wind exposure and applicable wind direction shall be indicated.
4. The application internal pressure coefficient.
5. Components and cladding. The design wind pressures in terms of psf (kN/m<sup>2</sup>) to be used for the design of exterior component and cladding materials not specifically designed by the registered design professional.

6-29.2A.1.5 **EARTHQUAKE DESIGN DATA.** The following information related to seismic loads shall be shown, regardless of whether seismic loads govern the design of the lateral-force-resisting system of the building.

1. Seismic importance factor,  $I$ , and occupancy category.
2. Mapped spectral response accelerations,  $S_s$  and  $S_1$ .
3. Site Class.
4. Spectral response coefficients,  $S_{Ds}$  and  $S_{D1}$ .
5. Seismic design category.
6. Basic seismic-force-resisting system(s).
7. Design base shear.
8. Seismic response coefficient(s),  $C_s$ .
9. Response modification factor(s),  $R$ .
10. Analysis procedure used.

6-29.2A1.5.1 **CONNECTIONS.** Connections that resist design seismic forces shall be designed and detailed on the design drawings.

6-29.2A.1.6 **FLOOD DESIGN DATA.** For buildings located in whole or in part in flood hazard areas as established in Section 1612A3 of the 2007 CBC, shall be included and the following information, referenced to the datum on the community's Flood Insurance Rate Map (FIRM), shall be shown, regardless of whether flood loads govern the design of the building.

1. In flood hazard areas not subject to high-velocity wave action, the elevation of the proposed lowers floor, including the basement.
2. In flood hazard areas not subject to high-velocity wave action, the elevation to which any nonresidential building will be dry flood proofed.
3. In flood hazard areas subject to high-velocity wave action, the proposed elevation of the bottom of the lowest horizontal structural member of the lowest floor, including the basement.

6-29.2A.1.7 **SPECIAL LOADS.** Special loads that are applicable to the design of the building, structure or portions thereof shall be indicated along with the specified section of this code that addresses the special loading condition.

6-29.2A.1.8 **SYSTEMS AND COMPONENTS REQUIRING SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.** Construction documents or specifications shall be prepared for those systems and components requiring special inspection for seismic resistance as specified in Section 1707A.1 of the 2007 CBC by the registered design professional responsible for their design and shall be submitted for approval in accordance with Section 106.1 of the 2007 CBC Appendix Chapter 1. Reference to seismic standards in lieu of detailed drawings is acceptable.

6-29.2A.2 **RESTRICTIONS ON LOADING.** It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by these requirements.

6-29.2A.3 **LIVE LOADS POSTED.** Where the live loads for each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m<sup>2</sup>), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

6-29.2A.3.1 **SNOW LOAD POSTING.** Snow loads used in design shall be posted as for live loads.

6-29.2A.3.2 **LOAD POSTING RESPONSIBILITY [OSHPD 1 and 4].** The hospital owner or hospital governing board shall be responsible for keeping the actual load below the allowable limits.

6-29.2A.4 **OCCUPANCY PERMITS FOR CHANGED LOADS.** Occupancy permits for buildings hereafter erected shall not be issued until the floor load signs, required by Section 6-29.3A.3, have been installed.

### **SECTION 6-29.3**

#### **GENERAL DESIGN REQUIREMENTS**

6-29.3A.1 **GENERAL.** Building, structures and parts thereof shall be designed and constructed in accordance with strength design, load and resistance factor design, allowable stress design, empirical design or conventional construction methods, as permitted by the applicable material chapter.

6-29.3A.2 **STRENGTH.** Buildings and other structures, and parts thereof, shall be designed and constructed to support safely the factored loads in load combinations defined in this code without exceeding the appropriate strength limit states for the materials of construction. Alternatively, buildings and other structures, and parts thereof, shall be designed and constructed to support safely the nominal loads in load combinations defined in this code without exceeding the appropriate specified allowable stresses for the materials of construction. Loads and forces for occupancies or uses not covered in this chapter shall be subject to the approval of the building official.

6-29.3A.3 **SERVICEABILITY.** Structural systems and members thereof shall be designed to have adequate stiffness to limit deflections and lateral drift. See Section 12.12.1 of ASCE 7 for drift limits applicable to earthquake loading.

6-29.3A.3.1 **DEFLECTIONS.** The deflections of structural members shall not exceed the more restrictive of the limitations of Sections 1604A.3.2 through 1604A.3.8 or that permitted by Table 1604A.3 of the 2007 CBC.

6-29.3A.3.2 **REINFORCED CONCRETE.** The deflection of reinforced concrete structural members shall not exceed that permitted by ACI 318.

6-29.3A.3.2.1 **MASONRY.** The deflection of masonry structural members shall not exceed that permitted by ACI530/ASCE5/TNS402.

6-29.3A.3.3 **STEEL.** The deflection of steel structural members shall not exceed that permitted by AISC 360, AISI-NAS, AISI-General, AISI-Truss, ASCE 3, ASCE8, SJI JG-1.1, SJI K1.1 or SJI LH/DLH-1.1, as applicable.

6-29.3A.3.4 **TABLE.** Ch16a OF THE 2007 CBC.

6-29.3A.3.5 **ALUMINUM.** The deflection of aluminum structural members shall not exceed that permitted by AA ASM1.

6-29.3A.3.6 **LIMITS.** Deflection of structural members over span,  $I$ , shall not exceed that permitted by Table 1604A.3 of the 2007 CBC.

6-29.3A.3.7 **LATERAL LOAD DEFLECTIONS.** ASCE 7 Section 12.12.4.

6-29.3A.3.7.1 **GENERAL.** The deflection of structural systems designed to resist wind or seismic loads shall be such that other portions of the structure are not overstressed.

Note: See ASCE 7 Section 12.12.4

6-29.3A.3.7.2 **HORIZONTAL DIAPHRAGMS.** The maximum span-width ratio for any roof or floor diaphragm shall not exceed those given in Table 2305.2.3 of the 2007 CBC or ICC-ES AC 43 unless test data and design calculations acceptable to the enforcement agency are submitted and approved for the use of other span-width ratios. Concrete diaphragms shall not exceed span-width ratios for equivalent composite floor diaphragms in ICC-ES AC 43.

6-29.3A.3.8 **DEFLECTIONS.** Deflection criteria for materials not specified shall be developed by the project architect or structural engineer in a manner consistent with the provisions of this section and approved by the enforcement agency.

6-29.3A.4 **ANALYSIS.** Load effects on structural members and their connections shall be determined by methods of structural analysis that take into account equilibrium, general stability, geometric compatibility and both short and long-term material properties.

Members that tend to accumulate residual deformations under repeated service loads shall have included in their analysis the added eccentricities expected to occur during their service life.

Any system or method of construction to be used shall be based on a rational analysis in accordance with well-established principles of mechanics. Such analysis shall result in a system that provides a complete load path capable of transferring loads from their point of origin to the load-resisting elements.

The total lateral force shall be distributed to the various vertical elements of the lateral-force resisting system in proportion to the rigidities, considering the rigidity of the horizontal bracing system or diaphragm. Rigid elements assumed not to be a part of the lateral-force resisting system are permitted to be incorporated into buildings provided their effect on the action of the system is considered and provided for in the design. Except where the diaphragms are flexible, or are permitted to be analyzed as flexible, provisions shall be made for the increased forces induced on resisting elements of the structural system resulting from torsion due to eccentricity between the center of application of the lateral forces and the center of rigidity of the lateral-force-resisting system.

Every structure shall be designed to resist the overturning effects caused by the lateral forces specified in this chapter.

6-29.3A.5 **OCCUPANCY CATEGORY.** Buildings shall be assigned an occupancy category in accordance with Table 1604A.5 of the 2007 CBC.

6-29.3A.5.1 **MULTIPLE OCCUPANCIES.** Where a structure is occupied by two or more occupancies not included in the same occupancy category, the structure shall be assigned the classification of the highest occupancy category corresponding to the various occupancies. Where structures have two or more portions that are structurally separated, each portion shall be separately classified. Where a separated portion of a structure provides required access to, required egress from or shares life safety components with another portion having a higher occupancy category, both portions shall be assigned to the higher occupancy category.

6-29.3A.6 **IN-SITU LOAD TESTS.** Where a structure is occupied by two or more occupancies not included in the same occupancy category, the structure shall be assigned the classification of the highest occupancy category corresponding to the various occupancies. Where structures have two or more portions that are structurally separated portion of a structure provides required access to, required egress from or shares life safety components with another portion having a high occupancy category, both portions shall be assigned to the higher occupancy category.

6-29.3A.7 **PRECONSTRUCTION LOAD TESTS.** Materials and methods of construction that are not capable of being designed by approved engineering analysis or that do not comply with the applicable material design standards listed in Chapter 35 of the 2007 CBC, or alternative test procedures in accordance with Section 1711A, shall be load tested in accordance with Section 1714A.

6-29.3A.8 **ANCHORAGE:**

6-29.3A.8.1 **GENERAL.** Anchorage of the roof to walls and columns, and of walls and columns to foundations, shall be provided to resist the uplift and sliding forces that result from the application of the prescribed loads.

6-29.3A.8.2 **CONCRETE AND MASONRY WALLS.** Concrete and masonry walls shall be anchored to floors, roofs and other structural elements that provide lateral support for the wall. Such anchorage shall provide a positive direct connection capable of resisting the horizontal forces specified in this section but not less than a minimum strength design horizontal force of 280 plf (4.10 kN/m) of wall, substituted for “E” in the load combinations of Section 1605A.2 or 1605A.3. Walls shall be designed to resist bending between anchors where the anchor spacing exceeds 4 feet (1219 mm). Required anchors in masonry walls of hollow units or cavity walls shall be embedded in a reinforced grouted structural element of the wall.

6-29.3A.8.3 **DECKS.** Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self supporting. For decks with cantilevered framing members, connection and constructed to resist uplift resulting from the full live load specified in Table 1607A.1 acting on the cantilevered portion of the deck.

6-29.3A.9 **CONTRACTING STRUCTURAL ACTIONS.** Structural members, systems, components, and cladding shall be designed to resist force due to earthquake and wind, with consideration of overturning, sliding, and uplift. Continuous load paths shall be provided for transmitting these forces to the foundation. Where sliding is used to isolate the elements, the effects of friction between sliding elements shall be included as a force.

6-29.3A.10 **WIND AND SEISMIC DETAILING.** Lateral-force-resisting system shall meet seismic detailing requirements and limitations prescribed in this code and ASCE 7, excluding Chapter 15 and Appendix 11A of the 2007 CBC, even when wind code prescribed load effects are greater than seismic load effects.

7-29.3A.11 **CONSTRUCTION PROCEDURES.** Where unusual erection or construction procedures are considered by the project-structural engineer or architect in order to accomplish the intent of the design or influence the design, such procedures shall be indicated on the plans or in the specification.



