

Title 2 Administration and Personnel

Summary of Updates/Changes

Chapter 2.30 Community Development Department

Updated language because of name change from the Community Development Department to Development Services Department.

2.30.060 Building Official

Updated language because of name change. The Uniform Building, Plumbing, Mechanical and Housing Codes were changed to the California Building Plumbing, Mechanical and Housing Codes. The County building inspection division has been changed to building safety division, for consistency with the industry.

2.30.061 Powers and Duties of Chief Building Inspector

Updated this language to agree with the 2008 California Building Standards Code and California Title 25.

Title 15 Buildings and Construction

15.16 Uniform Building Code

Summary of Updates/Changes

Header

Updated language from Uniform Building Code to International Building Code. The State of California is now using the International Building Code as the model code.

15.16.010 Adoption

Updated language to adopt the 2008 California Building Standards Code, the applicable code, including the building, plumbing, mechanical, electrical, existing building, conservation, fire, and energy codes.

15.16.020 General Amendments

Sections A through D

Updated language for consistency with new code and to identify the “Building Safety Division” as a division of the Development Services Department.

Section E

Changes the recording of a Notice of Cancellation from the time of permit issuance to permit final inspection approval.

Section G

Changes time limits for permits affected by the Tahoe Regional Plan to match the time limits in the Tahoe Regional Planning Agency (TRPA) Code of Ordinances. TRPA recently amended their rules to allow a permit extension.

Section H

Changes the terminology from “codes” to “building standards codes.” Clarifies that the codes applied to the original permit will be the same as for the renewal.

Section I

Clarifies that work completed under expired permits but not previously approved must comply with current building standards codes when the permit is reactivated.

Section J

Building division name update to building safety division. Added that other legal remedies may be employed in addition to the Notice of Noncompliance in the event that work has not had a final inspection and approval.

Section K

Changes the permit application time limit from 365 days to one year. Changes the permit time limits for Lake Tahoe Basin to match the time limits in the TRPA Code of Ordinances.

15.16.030 International Building Code, Appendix Chapter 1, Section 106.1.1.1 – Fire Protection System Shop Drawings.

Adds language to match the California Building Code so the Administrative Appendix chapters of the plumbing and mechanical code do not have to be adopted separately.

15.16.030 Uniform Building Code, Section 104.2.5 Occupancy Violations.

Changes the title number and name to "15.16.040 International Building Code, Appendix Chapter 1, Section 113.2 Notice of Violation" for consistency with the State. Expands the noticing required for non-permitted occupancy or use to include the occupant of a building, not just the owner. Adds that the violation may be reported to the code enforcement unit.

15.16.050 International Building Code Appendix Chapter 1 Section 111 Service Utilities.

Adds language to match the California Building Code so the Administrative Appendix chapters of the plumbing and mechanical code do not have to be adopted separately.

15.16.040 Uniform Building Code, Volume 1, Section 106.2 Amended -- Work Exempt from Permit.

Changes title number and name to "15.16.060 International Building Code, Appendix Chapter 1 Section 105.2 Add –Work Exempt from Permit." The State of California is now using the International Building Code as the model code. Clarifies that inspection-exempt agricultural buildings are limited to agriculturally-zoned land. Changes the

setbacks to comply with Title 17. Adds that buildings shall meet code requirements. Adds that an engineer's report is required if the use is expanded beyond that allowed by this section. Clarifies application and plans requirements. Adds that a site visit may be required to verify setbacks.

15.16.050 Uniform Building Code, Volume 1, Section 106.4.1 amended -- Permit Issuance

Changes title number and name to "15.16.070 International Building Code Section 105.3.1 Add –Action on Application." The State of California is now using the International Building Code as the model code. Language update for department name changes.

15.16.055 Section 202 (e) Amended -- Occupancy Violations

Changes title number and name to "15.16.080 International Building Code Appendix Chapter 1 Section 113.3 Prosecution of Violation shall have added." The State of California is now using the International Building Code as the model code. Other language corrections also made.

15.16.060 Uniform Building Code Volume 1, Section 108.5.2 amended -- Foundation Inspection

Changes title number and name to "15.16.090 International Building Code, Appendix Chapter 1 Section 109.3.1 – Footing and foundation inspection." The State of California is now using the International Building Code as the model code. Language clarifications and updates.

15.16.070 Uniform Building Code, Appendix Chapter 1 Section 109.3.10 -- Final Inspection.

Changes title number and name to "15.16.100 International Building Code, Appendix Chapter 1 Section 109.3.10 – Final Inspection." The State of California is now using the International Building Code as the model code. Language updates for department name changes.

15.16.080 Uniform Building Code Volume 1, Section 1503 amended -- Roofing Requirements.

Changes title number and name to "15.16.110 International Building Code as amended, Chapter 15, Section 1505 Fire Classification" The State of California is now using the International Building Code as the model code. Changes building code language to match existing El Dorado County requirements regarding roof coverings.

15.16.090 Findings

Title number update to 15.16.120.

15.16.130 International Building Code, Volume II Chapter 16 Section 1608.1.

Adds language to address snow load design requirements specific to El Dorado County
Adds the requirement for two reinforcing bars in foundations.

15.16.100 Uniform Building Code, Volume 1, Appendix Chapter 4 Division I amended -- Barriers for Swimming Pools, Spas and Hot Tubs.

Changes title number and name to "Section 15.16.140 International Building Code, Chapter 31 Section 3109 – Swimming Pool Enclosures and Safety Devices." Adds language to maintain current El Dorado County requirements relating to swimming pool fencing.

15.16.110 Uniform Mechanical Code, Appendix B-Section 1313.1

Changes title number and name to "1516.150 Uniform Mechanical Code, Chapter 13 Section 1333.3 Mechanical Protection." Adds language to continue current El Dorado County requirements for LPG in areas of the County with snow loads of 100 psf or greater. Changes the current County restriction of allowing LPG piping in a crawl space.

15.16.160 Uniform Mechanical Code California Chapter 1 Section 108.4 Permits, Fees, Applications, and Inspection.

Adds language to match the California Building Code so the Administrative Appendix chapters of the plumbing and mechanical code do not have to be adopted separately.

15.16.170 Uniform Plumbing Code Chapter 1 Section 108.4, Permits, Fees, Applications, and Inspections.

Adds language to match the California Building Code so the Administrative Appendix chapters of the plumbing and mechanical code do not have to be adopted separately.

Title 15.64 Mobile Home Regulations Updates/Changes

15.64.010

Language update to match language used in State regulations and change "Mobile" to "Manufactured" throughout the title.

15.64.020 Purpose.

Language updates to match language used in State regulations.

15.64.030 Definitions.

Language updates to match language used in State regulations.

15.64.040 Matters Regulated by State Law.

Language changed to match State codes.

15.64.050 Snow Loads.

Language updates to match language used in State regulations. Added that protective structures over manufactured homes must be designed to resist wind loads.

15.64.060 Storage of Unoccupied Manufactured Homes.

Language updates to match language used in State regulations. Section D added to address public nuisance and visual blight created by stored or abandoned manufactured homes.

15.64.080 Use by Permit

Title name change to "Temporary Mobile Home." Language updates to match language used in State regulations. Language update to address department name changes. Clarifies requirements for the permitting of temporary use of manufactured homes.

15.64.090 Use by Permit

Title name change to "Installation on Residential Property." Clarifies requirements for permit of manufactured home on residential property.

15.64.100 Use by Permit--Mobile Home on Construction Site.

Title name change to "Manufactured Home on Construction Site." Language update to match language used in State regulations. Clarifies requirements for the temporary use of manufactured homes on construction sites.

15.64.120 Permit Suspension

Title name change to "Permit Revocation." Language clarifications.

15.64.130 Prohibited Practices

Updates and clarifies language.