

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

- 15.04 Uniform Construction Codes Adopted
- 15.08 Uniform Fire Code Adopted and Fire Prevention Regulations
- 15.12 Building Permits
- 15.16 Manufactured Buildings and Mobilehome Parks
- 15.20 Demolition Review and Permit Process

Chapter 15.04

UNIFORM CONSTRUCTION

CODES ADOPTED*

Sections:

- 15.04.010 Building Code--Adopted.
- 15.04.020 Plumbing Code--Adopted.
- 15.04.030 Mechanical Code--Adopted.
- 15.04.040 Electrical Code--Adopted.
- 15.04.050 Housing Code--Adopted.
- 15.04.060 Amendments--Special hazards.
- 15.04.070 Amendments--Footings.
- 15.04.080 Abatement of Dangerous Buildings Code.
- 15.04.090 Plumbing code--Private sewer system.
- 15.04.100 Uniform Swimming Pool, Spa and Hot Tub Code, 1994 Edition adopted.
- 15.04.110 Violations--Double fees for permit review and issuance.
- 15.04.120 Permit fees.

Prior ordinance history: Ords. 391, 414, 419 and 434.

15.04.010 Building Code--Adopted.

The California Building Code, known as Part 2 of the 2001 Edition of the California Code of Regulations, Title 24, incorporating the Uniform Building Code, 1997 Edition, published by the International Conference of Building Officials and the non-building and administrative regulations of the Uniform Building Code, 1997 Edition except as specifically repealed or amended by ordinance of the city are adopted by reference and the Appendix Table A-33 A and Table A-33 B Grading Fees. There is one copy of the code on file in the office of the building official for use and examination by the public. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.01)

15.04.020 Plumbing Code--Adopted.

The California Plumbing Code, known as Part 5 of the 2001 Edition of the California Code of Regulations, Title 24, incorporating the Uniform Plumbing Code, 2000 Edition, published by the International Association of Plumbing and Mechanical Officials and the non-building and administrative regulations of the Uniform Plumbing Code, 2000 Edition are adopted by reference. There is one copy of the code on file in the office of the building official for use and examination by the public. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.02)

15.04.030 Mechanical Code--Adopted.

The California Mechanical Code, known as Part 4 of the 2001 Edition of the California Code of Regulations, Title 24, incorporating the Uniform Mechanical Code, 2000 Edition, published by the International Association of Plumbing and Mechanical Officials and non-building and administrative regulations of the Uniform Mechanical Code, 2000 Edition, are adopted by reference. There is one copy of the code on file in the office of the building official for use and examination by the public. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.03)

15.04.040 Electrical Code--Adopted.

The California Electrical Code, known as Part 3 of the 2001 Edition of the California Code of Regulations, Title 24, incorporating the National Electrical Code, 1999 Edition, published by the National Fire Protection Association and Administrative Regulations insert for the 1996 Edition, National Electrical Code, published by the International Conference of Building Officials and the non-building regulations of the National Electrical Code published by the National Fire Protection Association, 1999 Edition, are adopted by reference. There is one copy of the code on file in the office of the building official for use and examination by the public. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.04)

15.04.050 Housing Code--Adopted.

The 1997 Edition of the Uniform Housing Code published by the International Conference of Building Officials as adopted by the California Department of Housing and Community Development and pursuant to the provisions of Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the California Health and Safety Code, is adopted. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.05)

15.04.060 Amendments--Special hazards.

Private garages which are constructed in conjunction with any group R-1 or R-3 occupancy and which have openings into such buildings, shall be equipped with fixed louvered or screened openings located within six inches of the floor. The clear area of such openings shall not be less than sixty (60) square inches per car stored in such private garage. Under no circumstances shall a private garage have any opening directly into any room used for sleeping purposes. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.06)

15.04.070 Amendments--Footings.

Foundations bearing on compacted earthy fills shall be provided with reinforcement consisting of not less than two continuous one-half inch reinforcing bars, one placed in the top of the foundation and one in the bottom. When foundations bear partly on compacted fill and partly on natural soil, such reinforcing bars shall extend ten (10) feet beyond the transition point of compacted fill and natural soil onto the natural soil. Continuous foundations constructed as specified in this section shall be provided under all bearing walls on compacted fill. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.07)

15.04.080 Abatement of Dangerous Buildings Code.

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings published by the International Conference of Building Officials is adopted. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.08)

15.04.090 Plumbing code--Private sewer system.

Private sewage systems shall meet the standards of installation and capacity of the department of public health of the county and shall be approved by the department. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.09)

15.04.100 Uniform Swimming Pool, Spa and Hot Tub Code, 1994 Edition adopted.

The 1994 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code California Plumbing Code, published by the International Conference of Plumbing and Mechanical Officials and the non-building and administrative regulations of that code are adopted by reference. There is one copy of the code on file in the office of the building official for use and examination by the public. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.10)

15.04.110 Violations--Double fees for permit review and issuance.

The fee chargeable for inspection and issuance of any permit after the owner has been notified of a violation of this code shall be twice the charge otherwise applicable for issuance of such permit. This fee is in addition to any other remedies provided in this code and by state law for violation of this code and reflects the increased cost of enforcement and inspection in such cases. (Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.11)

15.04.120 Permit fees.

A. Building Permit Fees.

Total Valuation

Fee

Up to \$1,500.00

\$30.00

\$1,501.00 to \$3,000.00

\$45.00

\$3,001.00 to \$25,000.00

\$55.00 or 1.25% of valuation, whichever is greater

\$25,001.00 and greater

\$312.50 or 1.0% of valuation, whichever is greater

See Attachment A-1 attached to the ordinance codified in this chapter for subsections B, C and D.

E. Other Fees and Inspections.

1. Inspection outside of normal business hours (minimum charge 2 hours)
\$45.00 /hour
2. Reinspection fee (Sec. 305)
\$45.00 /hour
3. Inspection for which no fee is specifically indicated (min. charge 1/2 hour)
\$45.00 /hour
4. Additional plan review required by changes, additions or revisions to approved plans
\$45.00 /hour
5. Demolition permit
\$45.00
6. Re-roof permit (Exception: the fee for residential buildings of 3 units and less shall be \$50.00)
\$75.00
7. Re-siding permit
\$75.00
8. Initial plan review fee is equal to 65% of the basic building permit fee.

(Ord. 476 B 1 (Exh. A) (part), 2003: prior code B 8-1.12)

Chapter 15.08

UNIFORM FIRE CODE
ADOPTED AND FIRE
PREVENTION REGULATIONS

Article I
Uniform Fire
Code Adopted

Sections:

- 15.08.010 Uniform Fire Code, 1994 Edition--Adoption.
- 15.08.020 Flammable liquids--Storage in aboveground tanks--New bulk plants.
- 15.08.030 Liquefied petroleum gasses--Storage.
- 15.08.040 Explosives and blasting agents--Storage.

Article II
Fire Prevention Regulations

Sections:

- 15.08.050 Definitions.
- 15.08.060 Bureau of fire prevention.
- 15.08.070 Modifications.
- 15.08.080 Violation--Penalty.

Article I
Uniform Fire Code Adopted

15.08.010 Uniform Fire Code, 1994 Edition--Adoption.

In order to prescribe regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain code known as the Uniform Fire Code, including all its Appendices and Appendix Standards published by the International Fire Code Institute, being particularly the 1994 edition thereof and the whole thereof, except as specifically repealed or amended by ordinance of the city, is adopted and made a part of this code by reference as though set forth in this chapter at length. (Ord. 435 B 1, 1995: Ord. 391 B 2, 1992: prior code B 4-3.101)

15.08.020 Flammable liquids--Storage in aboveground tanks--New bulk plants.

A. The limits referred to in the Uniform Fire Code in which the storage of Class I and II flammable liquids in outside aboveground tanks is prohibited are established as follows:

1. Prohibited in the following districts: All except those set forth in subsection (A)(2) of this section.
2. Permitted as a conditional use, upon issuance of a conditional use permit as established by this code, in the following districts: light industrial and special service district.

B. The limits referred to in the Uniform Fire Code in which new bulk plants for flammable liquids are prohibited are established as follows:

1. Prohibited in the following districts: all districts except those set forth in subsection (B)(2) of this section.
2. Permitted as a conditional use, upon issuance of a conditional permit as established by the code, in the following districts: light industrial and special service district. (Amended during 2004 codification; prior code B 4-3.104)

15.08.030 Liquefied petroleum gasses--Storage.

The limits referred to in the Uniform Fire Code in which the bulk storage of liquefied petroleum gases is restricted are established as follows: prohibited in all districts. (Amended during 2004 codification; prior code B 4-3.105)

15.08.040 Explosives and blasting agents--Storage.

The limits referred to in the Uniform Fire Code in which the storage of explosives and blasting agents is prohibited are established as follows: prohibited in all districts. (Amended during 2004 codification; prior code B 4-3.106)

Article II
Fire Prevention Regulations

15.08.050 Definitions.

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter and in the Uniform Fire Code are defined as follows:

"Corporation counsel" means the city attorney of the city.

"Municipality" means the city of Colfax.

(Prior code β 4-3.102)

15.08.060 Bureau of fire prevention.

There is established a bureau of fire prevention in the fire department of the city. The bureau of fire prevention shall be charged with the enforcement of the Uniform Fire Code and the provisions of this article. The fire chief shall be the chief of the bureau of fire prevention and may detail such members of the fire department as members of the bureau of fire prevention as shall from time to time be necessary. (Prior code β 4-3.103)

15.08.070 Modifications.

The chief of the bureau of fire prevention shall have the power to modify any of the provisions of the fire prevention code upon an application in writing by the owner or lessee or his or her duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code; provided, however, the spirit of the code shall be observed and substantial justice done. The particulars of such modification, when granted or allowed and the decision of the chief of the bureau of fire prevention thereon shall be entered upon the records of the bureau of fire prevention and a signed copy shall be furnished to the applicant. (Prior code β 4-3.109)

15.08.080 Violation--Penalty.

A. Any person who shall violate any provision of this article or of the fire prevention code or who shall fail to comply therewith or who shall violate or fail to comply with any order made thereunder or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, shall be punishable as set forth in Chapter 1.24 of this code. The imposition of one penalty for any violation shall not excuse the violation or permit to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and, when not otherwise specified, each ten (10) days prohibited conditions are maintained shall constitute a separate offense.

B. The application of any penalty for any such violation shall not be held to prevent the enforced removal of prohibited conditions. (Prior code β 4-3.110)

BUILDING PERMITS

Article I

General Provisions

Sections:

- 15.12.010 Denial--Grounds.
- 15.12.020 Issuance--Building access required.
- 15.12.030 Issuance--Improvements required.
- 15.12.040 Reimbursement for costs of improvements.

Article II

Encroachment Permits

Sections:

- 15.12.050 Permit--Required.
- 15.12.060 Permit--Application.
- 15.12.070 Permit--Fee.
- 15.12.080 Permit--Deposit or bond.
- 15.12.090 Permit--Major project surety and fee.
- 15.12.100 Permit--Insurance certificate.
- 15.12.110 Permit--Secured when.
- 15.12.120 Permit--Transferability--Work start and completion.
- 15.12.130 Permit--Refusal.
- 15.12.140 Permit--Revocation.
- 15.12.150 Scope of excavation--Notice and inspection hours.
- 15.12.160 Excavation restrictions--Restoration standards.
- 15.12.170 Passage--Emergency facilities access.
- 15.12.180 Safety--Devices.
- 15.12.190 Safety--Legal compliance.
- 15.12.200 Violation--Penalty.

Article I

General Provisions

15.12.010 Denial--Grounds.

No building or occupancy permit shall be issued when the council or a properly delegated authority, gives notice to the building official to withhold such permit where such action is deemed to be in the public interest, for the protection of the public health and safety or for the general public welfare, including noncompliance by the applicant with any law or any agreement with the city or the planning commission or which would constitute an improper land use. Any such denial of a permit shall contain a provision for the issuance of the permit upon the completion of the designated corrective action by the applicant. (Prior code B 8-3.01)

15.12.020 Issuance--Building access required.

Before a building permit shall be granted for any use other than a single-family residence, a committee of the planning commission shall make a written

finding that the lot in question has adequate frontage upon a dedicated public street or upon a recorded private easement determined by the director of public works or the planning director to be adequate for purposes of access, including access for emergency vehicles, reasonably sufficient for the intended use.
(Prior code B 8-3.02)

15.12.030 Issuance--Improvements required.

A. Curbs, gutters, drainage facilities, sidewalks and driveways for other than single-family dwellings: following a finding that a lot has adequate frontage as set forth in Section 15.12.020 of this chapter, no building permit for other than a single-family residential use shall be granted until the applicant has either installed, at his or her own expense, curbs, gutters, drainage facilities, sidewalks and a driveway, all according to the Standard Specifications of the city, in and on all street frontage lots to be used in conjunction with the building to be constructed or improved or, in the alternative, has entered into an improvement agreement with the city, in which the applicant agrees to install the improvements required by this subsection, either prior to the final inspection or prior to the issuance of a certificate of occupancy or upon a date not more than one year from the date of the improvement agreement, agreeing to hold the city and its agents, officers and employees free and harmless from all claims of any nature whatsoever arising in any way from the use and occupancy of the property or from the condition of the property. Such improvement agreement shall be in a form approved by the city. Unless it is waived by the city, the applicant shall furnish a performance bond in the amount deemed reasonably adequate by the director of public works or the planning director to secure full and complete performance of such agreement by the applicant.

B. Curbs, gutters, drainage facilities, sidewalks and streets for single-family residential uses: whenever a lot is without standard curbs, gutters, drainage facilities, sidewalks or a paved street or any one of them and the building official determines that any one or more of them have already been constructed on forty (40) percent of the occupied frontage on the same side of the street as the property for which a building permit is sought, the applicant shall construct such improvements, according to the Standard Specifications of the city, before a building permit shall be granted for single-family residential uses. For the purpose of computing such percentage, the percentage shall be of the block not to exceed two hundred fifty (250) feet on either side of the property to a street corner.

C. Paved streets: following a finding that the lot has adequate frontage as set forth in Section 15.12.020 of this chapter and upon a joint finding by the chief of police and the director of public works that the proposed occupancy of the premises is such that it will result in an increase in traffic or create any hazardous condition so that a paved street is reasonably necessary in order to protect the public, the applicant shall be required to pave, according to the Standard Specifications of the city, one-half the width of such street prior to the issuance of a building permit for other than single-family residential uses; provided, however, that such paving need not exceed thirty-three (33) feet in width. Where the frontage is on a private easement, the chief of police and the

director of public works, upon such a joint finding, may require the entire width of such private easement to be so paved and adequate drainage to be provided.

D. Street widening and corner rounding: following a finding that a lot has adequate frontage, as set forth in Section 15.12.020 of this chapter and in all cases where the council determines, because of increased traffic caused by the intended use, that street widening or corner rounding is required, the property owner shall deed to the city, at no cost to the city, an adequate right-of-way therefor prior to the granting of a building permit for other than single-family residential uses.

E. Fire hydrants: following a finding that a lot has adequate frontage, as set forth in Section 15.12.020 of this chapter and if there is not, within two hundred fifty (250) feet of all parts of the proposed building, a fire hydrant approved by the fire chief as providing reasonably suitable fire protection for such building, the applicant shall be required, as a condition of the issuance of a building permit for other than single-family residential uses, to construct a fire main from the nearest existing city fire main to a point within two hundred fifty (250) feet of all parts of the proposed building and to establish one fire hydrant at such point in a location to be designated by the fire chief, together with such additional fire hydrants in locations as designated by the fire chief, for each twenty-five thousand (25,000) square feet of building space. Such fire main and hydrant shall be located, installed and constructed in accordance with the existing standards of the Pacific Fire Rating Bureau for such installations. If requested by the applicant, the decision of the fire chief shall be given in writing within ten (10) days after the request is made and the applicant shall thereupon have the right to appeal to the council by filing a notice of appeal in letter form with a filing fee of ten dollars (\$10.00). The council shall thereupon hear the appeal within a reasonable time and may sustain, modify or reverse in any particular the decision of the fire chief. (Prior code B 8-3.03)

15.12.040 Reimbursement for costs of improvements.

Any applicant for a building permit who is required to construct public improvements pursuant to this chapter, which improvements would benefit other property owners who would otherwise be required to construct such improvements, may enter into an agreement with the city for the reimbursement of a pro rata share of the initial cost of constructing such improvements from such other property owners upon the development of real property by such other benefiting property owners. (Prior code B 8-3.04)

Article II

Encroachment Permits

15.12.050 Permit--Required.

It is unlawful for any person to make or cause or permit to be made any excavation in or under the surface of any public street, alley, sidewalk or other public place for the installation, repair or removal of any tank, pipe, conduit, duct or tunnel or for any other purposes without first obtaining from

the building inspector a written permit to make such excavations and making a deposit and executing a bond as provided in this chapter. (Prior code B 8-4.01)

15.12.060 Permit--Application.

Application for encroachment permits shall be made on a form provided by the city. The application shall state the name and address of the applicant and shall state the location, type and purpose of the proposed excavation or encroachment and, if requested, shall provide a drawing and other information showing the location and extent of excavation. (Prior code B 8-4.02)

15.12.070 Permit--Fee.

The city shall collect a fee in the amount set forth below before issuing any encroachment permit.

Valuation of Construction Cost or Contract Price

Fee

\$1.00 to \$5,000.00

\$60.00

\$5,001.00 to \$10,000.00

\$90.00

\$10,001.00 or more

1% of valuation or contract, whichever is higher

Residential driveway encroachments

\$30.00

(Prior code B 8-4.03)

15.12.080 Permit--Deposit or bond.

The applicant shall post with the building official a cash deposit or a good and sufficient approved corporate surety bond in the amount of one thousand dollars (\$1,000.00) to guarantee the faithful and proper performance of the work before any encroachment permit shall be issued. However, if the applicant can show evidence of financial ability satisfying the building official, it will not be necessary for the applicant to post a bond. (Prior code B 8-4.04)

15.12.090 Permit--Major project surety and fee.

If the proposed work is of major consideration, then the fees and bond shall be as set by the city engineer. A "major project" means the installation or replacement of any underground facility other than a service from an existing main to a single user. However, if the applicant can show evidence of financial ability satisfying the city engineer, it will not be necessary for the applicant to post a bond. (Prior code B 8-4.05)

15.12.100 Permit--Insurance certificate.

The permittee shall file with the city a certificate of insurance showing that the permittee has in effect public liability insurance for bodily injury in the amount of one hundred thousand dollars (\$100,000.00) for each person and three hundred thousand dollars (\$300,000.00) for each accident and twenty

thousand dollars (\$20,000.00) for property damage, before being issued a permit, excepting those persons, corporations or companies that are permissively self-insured under the laws of the state. (Prior code β 8-4.06)

15.12.110 Permit--Secured when.

All required permits shall be secured at least two working days prior to the time the work under such permit is proposed; except that where an emergency street cut is to be made, the applicant shall immediately give prior notice to the building inspector and shall make application for such work on the next working day. (Prior code β 8-4.07)

15.12.120 Permit--Transferability--Work start and completion.

No permit shall be transferable. Every permit shall be void unless the proposed work is commenced within fifteen (15) days from the date of issuance of the permit and the work is completed within a reasonable time of commencement unless prior arrangements are made with the city. (Prior code β 8-4.08)

15.12.130 Permit--Refusal.

The city shall have the right to refuse to issue a permit to any person who is in violation of or who has failed to comply with any provision of this chapter in connection with the permit being applied for or any previous permit. (Prior code β 8-4.09)

15.12.140 Permit--Revocation.

The city may revoke any permit issued for noncompliance with any of the provisions of this chapter. (Prior code β 8-4.10)

15.12.150 Scope of excavation--Notice and inspection hours.

A. Excavations shall be confined to the work described in the permits.

B. Each permittee shall notify the building inspector when excavation under the permit will be commenced and such notice shall be given at least twenty-four (24) hours prior to such commencement. All work under any permit shall be done and completed under the inspection of the building inspector or city engineer.

C. Except in cases of emergency, no work shall be done at any other time than between the hours of eight a.m. and five p.m. from Monday through Friday, unless prior arrangements have been made at the time the permit is issued or in the case of an emergency. (Prior code β 8-4.11)

15.12.160 Excavation restrictions--Restoration standards.

All excavations and back filling shall be done in the following manner:

A. No excavation shall be made on any street in any way to constitute a traffic hazard.

B. All excavated material shall be removed from the public right-of-way and disposed of off the public right-of-way or as directed by the building inspector.

C. All excavation shall be filled with clean sand to within eight inches of the existing or established street surface elevation and shall be thoroughly flooded.

D. After flooded sand has become firm and sufficiently dry, the ditch shall be filled with six inches of aggregate base rock plus three inches of asphaltic plan mix surfacing.

E. Permittee shall attain ninety (90) percent relative compaction as determined using the most recent A.A.S.H.O. method.

F. A minimum of thirty (30) inches of cover shall be provided over all pipes and conduits unless prior approval has been given by the city engineer.

G. All material used as provided in this section shall conform to the applicable sections of the most recent issue of the State Division of Highways and Standard Specifications. (Prior code β 8-4.12)

15.12.170 Passage--Emergency facilities access.

A. The permittee shall at all times maintain at least one safe crossing and unobstructed passage for vehicle traffic and pedestrians around any excavations.

B. Free access must be provided to all fire hydrants and other public service structures and property that may be required for emergency purposes. (Prior code β 8-4.13)

15.12.180 Safety--Devices.

The permittee shall provide and maintain during the performance of the work such barricade, warning directional signals, flares and other safety devices which are required by law or are deemed necessary for the safety and protection of the public. (Prior code β 8-4.14)

15.12.190 Safety--Legal compliance.

The permittee shall obey and enforce all safety orders, rules and recommendations of the Division of Industrial Safety of the state applicable to the work and permittee shall comply with all applicable state and local laws and ordinances. (Prior code β 8-4.15)

15.12.200 Violation--Penalty.

Any person, firm or corporation violating any provision of this article is guilty of a misdemeanor and upon conviction shall be punished as provided in Chapter 1.24 of this code. (Prior code β 8-4.16)

Chapter 15.16

MANUFACTURED BUILDINGS AND MOBILEHOME PARKS

Article I

Manufactured Building

Construction and Installation

Sections:

- 15.16.010 Definition.
- 15.16.020 Permit required.
- 15.16.030 Permit fees.
- 15.16.040 Inspections, investigations and other fees.

Article II

Mobilehome Park and Mobilehome Subdivision Construction Permits

Sections:

- 15.16.050 Permit required.
- 15.16.060 Permit fees.
- 15.16.070 Other inspections and fees.

Article III

Regulation of Temporary Occupancy of Mobilehomes, Trailers or Recreational Vehicles

Sections:

- 15.16.080 Definitions.
- 15.16.090 Temporary occupancy permits--When required.
- 15.16.100 Conditions of approval for temporary occupancy permits.
- 15.16.110 Duration of temporary occupancy permits.
- 15.16.120 Application or refund of deposit.
- 15.16.130 Fees.
- 15.16.140 Appeals.
- 15.16.150 Violation of article--Penalty.

Article I

Manufactured Building Construction and Installation

15.16.010 Definition.

"Manufactured building" means any manufactured, pre-manufactured, modular or mobilehome building, dwelling or structure, including miscellaneous accessory buildings or structures or appurtenances thereto: (1) not constructed on-site; or (2) not constructed under the provisions of the applicable Uniform Building Codes. (Ord. 419 § 4 (part), 1994: prior code § 8-5.01)

15.16.020 Permit required.

A permit shall be required for the construction and installation of all manufactured buildings. (Ord. 419 § 4 (part), 1994: prior code § 8-5.02)

15.16.030 Permit fees.

The fees for a permit to install, assemble, alter, add to, repair or construct each manufactured building, miscellaneous accessory structure and electrical, plumbing and mechanical installation, shall be as follows:

A. Plan Review Fee. Forty-five dollars (\$45.00) per hour, with a minimum charge of one-half hour.

B. Installation/Construction Fee. The permit fee shall be based upon the total contract price or the total valuation of all work, whichever is greater, as follows:

Total Valuation/Contract
Fee

Up to \$1,500.00

\$30.00

\$1,501.00 to \$3,000.00

\$45.00

\$3,001.00 to \$25,000.00

\$55.00 or 1.25% of valuation, whichever is greater.

\$25,000.00 and greater

\$321.50 or 1.0% of valuation, whichever is greater.

C. Accessory Building or Structures.

1. Each cabana or ramada

\$95.00

2. Each private garage

\$110.00

3. Each awning garage

\$45.00

4. Each porch, deck

\$45.00

5. Each storage shed

\$30.00

(Ord. 419 B 4 (part), 1994: prior code B 8-5.03)

15.16.040 Inspections, investigations and other fees.

A. All construction, installation or work shall be inspected as required by the Uniform Building Code, including Section 305.

B. Fees for other than normal inspections, field or office technical services shall be as specified by the Uniform Building Code, Table No 3-A.

C. Whenever any work for which a permit is required has been commenced without first obtaining the permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee shall be collected and shall be an amount equal and in addition to the amount of the permit fee required. (Prior code B 8-5.04)

Article II

Mobilehome Park and

Mobilehome Subdivision
Construction Permits

15.16.050 Permit required.

A permit shall be required for the construction and installation of all improvements made to a mobilehome subdivision or mobilehome park. (Ord. 419 § 5 (part), 1994: prior code § 8-6.01)

15.16.060 Permit fees.

The fees for a permit to construct, install, enlarge, alter or repair any improvement within a mobilehome park or mobilehome subdivision shall be as follows:

A. Plan Review Fee

(minimum charge 1/2 hour)

\$45.00 per hour

B. Electrical Permit Fees:

1. Each park service

37.50

2. Each unit substation or secondary distribution transformer

18.50

3. Each alteration or replacement of a service or transformer

18.50

4. Each individual lot service

18.50

5. Each alteration, repair or replacement of individual lot service equipment

18.50

6. Each street light, including the conduit, conductors and controls

18.50

7. Other electrical apparatus, circuits, conduits and conductors for which a permit is required, but for which no fee is set forth herein

11.00

8. Permit Issuance

For issuing each permit

15.00

For issuing each supplemental permit

4.50

9. Minimum electrical permit fee

30.00

C. Plumbing Permit Fees

1. Each park drain system

14.00

2. Each private sewage disposal system or park treatment installation

40.00

3. Each individual lot sewer

- 15.00
4. Each alteration or repair of drainage or vent piping
7.00
5. Each water service
7.00
6. Each backflow prevention device
7.00
7. Each alteration, repair or replacement of water fixtures or equipment
7.00
8. Each lawn sprinkler system
7.00
9. Each fire hydrant or riser
7.00
10. Each gas piping system
7.00
11. Each installation of a LPG tank of 60 gallons capacity or more
7.00
12. Each mobilehome lot gas riser
7.00
13. Each alteration, repair or replacement of gas distribution equipment
7.00
14. Each installation of equipment for which no fee is listed
7.00
15. Permit Issuance

For issuing each permit

20.00

For issuing each supplemental permit

10.00

16. Minimum plumbing permit

30.00

(Ord. 419 B 5 (part), 1994: prior code B 8-6.02)

15.16.070 Other inspections and fees.

A. All construction, installation and work shall be inspected as required by state law and/or the Uniform Building Code, including Section 305.

B. Fees for work not covered herein and fees for other than normal inspection, field or office technical services shall be as specified in Chapter 15.04 of this title.

C. Whenever any work for which a permit is required has been commenced without first obtaining the permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee shall be collected and shall be equal to and in addition to, the amount of the permit fee required.

(Ord. 419 B 5 (part), 1994: prior code B 8-6.03)

Article III

Regulation of Temporary

Occupancy of Mobilehomes,
Trailers or Recreational Vehicles

15.16.080 Definitions.

For the purpose of this article, unless otherwise apparent from the context, certain words and phrases used, in this article are defined as follows:

"Mobilehome" shall be as defined in Section 17.08.540 of this code.

"Moveable vehicle," "trailer" and "recreational vehicle" means any motorhome, trailer, travel trailer, tent trailer, fifth wheel trailer, camp car, van or van conversion, camper shell or unit (whether or not it is truck mounted) or other similar vehicles (motorized or not) not built or intended for permanent fixed situs occupancy.

"Occupation" or "occupancy" means the use of a mobilehome, trailer or recreational vehicle as a place of human habitation or as a dwelling, when used by one or more individual or family for living and sleeping. (Prior code β 8-7.01)

15.16.090 Temporary occupancy permits--When required.

A. No permit shall be required for the occupation of a moveable vehicle for less than twenty-one (21) days; provided, that in the discretion of the building official, health, safety and sanitation requirements of the city are met and that a nuisance to surrounding properties is not created. In the event the building official determines a temporary occupancy for less than twenty-one (21) days violates health, safety or sanitation ordinances or regulations or a nuisance is created for surrounding properties he or she shall take action or refer the matter for appropriate corrective action pursuant to other provisions of this code.

B. A permit shall be required for occupation of a moveable vehicle on a site or sites, on public or private property, within city limits for a time period exceeding twenty-one (21) days within any three hundred sixty-five (365) day period.

C. Nothing herein shall authorize the occupancy of an automobile for any period. (Prior code β 8-7.02)

15.16.100 Conditions of approval for temporary occupancy permits.

A. Applications for temporary occupancy permits, when required, shall be submitted to the city building official and shall be granted only upon review and consideration of the following:

1. Compliance with health and safety regulations;
2. Potential for disturbance to adjacent property uses;
3. The applicant's justification for the request; and
4. The specific length of time of proposed occupancy.

B. The building official may issue a temporary occupancy permit for only when all of the following conditions are met:

1. When for construction-related temporary occupancy, a building permit for a permanent dwelling or building has been issued;

2. The proposed temporary siting does not violate any valid existing deed restrictions or applicable covenants, conditions or restrictions (CC&Rs) of record;

3. The mobilehome, trailer or recreational vehicle will, at all times, be connected to the approved permanent water supply and sewage disposal facility;

4. The building permit and temporary occupancy permit holder shall agree in writing to hold the city harmless for any damages or injuries which may result from the approval of a temporary occupancy permit;

5. The applicant shall deposit a bond or cash amount equal to the cost of removal of the mobilehome, trailer or recreational vehicle, but in no event less than two hundred fifty dollars (\$250.00). (Prior code β 8-7.03)

15.16.110 Duration of temporary occupancy permits.

A. Temporary occupancy permits shall not exceed the following periods:

1. For non-construction-related temporary occupancy, three months, with no more than three renewals upon approval by the building official and payment of the fees for each renewal;

2. For construction-related temporary occupancy, a maximum of one year, provided that after issuance, the building permit shall be maintained in a current status. In the event that the building permit expires or is suspended or revoked, any mobilehome, trailer or recreational vehicle shall be removed from the parcel within thirty (30) days and occupancy shall immediately terminate. Any building permit extension or reapplication may not include a temporary occupancy permit for the same use previously granted.

B. If, in the opinion of the building official, the terms and conditions of a temporary occupancy permit are violated, the building official may suspend or revoke the permit. (Prior code β 8-7.04)

15.16.120 Application or refund of deposit.

A. The deposit or bond required by Section 15.16.100(B)(5) of this chapter shall be refunded upon the removal of the mobilehome, trailer or recreational vehicle from the site for which a temporary permit has been issued on or before the date of the expiration of the permit or within thirty (30) days from the suspension or revocation of the permit or the related building permit, whichever date is sooner.

B. In the event that the mobilehome, trailer or recreational vehicle is not removed from the site for which a temporary occupancy permit has been granted at the expiration of the permit or within thirty (30) days from the suspension or revocation of the permit or the related building permit, the deposit may be applied by the city to the actual cost of removal and any storage or related fees incurred by the city. Any costs reasonably incurred by the city not covered or satisfied by the deposit shall be paid to the city as a condition of recovery of possession of the mobilehome, trailer or recreational vehicle. (Prior code β 8-7.06)

15.16.130 Fees.

The fee for temporary occupancy permits shall be seventy-five dollars (\$75.00) per each three-month period provided for in the term of permit. The

city council may increase such fees as deemed necessary in the future by resolution. (Prior code β 8-7.07)

15.16.140 Appeals.

Any decision of the building official pursuant to this article may be appealed to the planning commission by any applicant for or holder of a temporary occupancy permit or other party adversely affected by such decision by the filing of a written notice of appeal stating the grounds for the appeal with the building official or city clerk. The planning commission shall hear and decide any appeal at the next regularly scheduled commission meeting to be held more than seventy-two (72) hours following the filing of a notice of an appeal. A copy of the notice of appeal shall be given to the permit holder by personal service or certified mail if the appeal is filed by any other party. The filing of an appeal shall not stay the suspension or revocation of a temporary occupancy permit. (Prior code β 8-7.08)

15.16.150 Violation of article--Penalty.

Notwithstanding any other provisions of this article, any violation of this article or any modification thereto, shall be punishable as an infraction, as provided in Chapter 1.24 of this code. (Prior code β 8-7.09)

Chapter 15.20

DEMOLITION REVIEW AND PERMIT PROCESS

Sections:

- 15.20.010 Purpose.
- 15.20.020 Definition.
- 15.20.030 Applicability of demolition review.
- 15.20.040 Process and requirements.
- 15.20.050 Review by planning commission.
- 15.20.060 Emergency demolition.

15.20.010 Purpose.

This chapter establishes procedures and requirements for discretionary review of certain demolition requests. This chapter is adopted for the purpose of implementation of historic preservation and maintenance of the architectural character and integrity of the city, in accordance with policies of the Colfax general plan. (Ord. 477 (Exh. A) (part), 2003: prior code β 18.83.01)

15.20.020 Definition.

"Demolition" as used in this chapter means the removal of more than sixty (60) percent of a structure, whether in a single action or through a series of separate actions. Within the historical district, "demolition" means the removal of more than thirty (30) percent of a structure whether in a single action or

through a series of separate actions. (Ord. 477 (Exh. A) (part), 2003: prior code § 18.83.02)

15.20.030 Applicability of demolition review.

Demolition review shall be required for the demolition of any structure greater than two hundred (200) square feet in gross area within the city. No building permit shall be issued for any demolition subject to demolition review until completion of the demolition review process as set forth in this chapter. (Ord. 477 (Exh. A) (part), 2003: prior code § 18.83.03)

15.20.040 Process and requirements.

The demolition review process is initiated when the building official or planning director receives a request for a demolition permit.

A. Application Information. The materials for submittal shall include a completed application, all plans, elevations, specifications, sample materials, photos, etc. and any additional information required by the building official and planning director in order to conduct a thorough review of the proposed demolition.

B. Concurrent Processing with Other Permits. Demolition review in conjunction with projects that require the approval of other discretionary permit (e.g. site plan review, conditional use permit, variance, etc.) shall occur concurrently.

C. Fees. A fee shall be chargeable to cover the reasonable cost of processing the demolition review. The fee for demolition review shall be the same as the fee charged for a conditional use permit application and shall include costs related to environmental review, if required. (Ord. 477 (Exh. A) (part), 2003: prior code § 18.83.04)

15.20.050 Review by planning commission.

A. Factors to be Considered. In determining whether to approve the demolition permit, the commission shall consider the following factors: the age, location and setting, historical, architectural or aesthetic significance of the structure and the overall effect of the proposed demolition upon surrounding properties; design guidelines; building dilapidation or damage.

B. Conditions of Approval. The commission may deny the permit or impose conditions on the issuance of any such permit reasonably required to protect the public health, safety and welfare and to preserve the character of the neighborhood, including without limitation: (1) preservation of the facade or other architecturally or historically significant elements of the structure; or (2) replacement of the structure with a new structure in keeping with the historic look and style of the previous structure and/or the neighborhood.

C. Findings. To grant a demolition permit the planning commission must make a finding based on substantial evidence that: (1) the structure has no historical, architectural or aesthetic significance; or (2) while the structure has historical, architectural or aesthetic significance, the building has become so dilapidated or damaged that preservation is not practically feasible and that conditions have been imposed on the demolition to mitigate adverse impacts. (Ord. 477 (Exh. A) (part), 2003: prior code § 18.83.05)

15.20.060 Emergency demolition.

Notwithstanding the above provisions, if in the opinion of the building official, a structure is in imminent danger of collapse or otherwise poses an imminent danger and immediate action must be taken to safeguard the public health, safety and welfare, the building official may issue a special emergency permit for interim demolition. The city manager shall be notified immediately and city council shall be notified at the next council meeting. As a condition of issuance of a special emergency permit for interim demolition, the applicant shall be required to complete demolition review through the planning commission. The planning commission may impose conditions for replacement of the demolished structure as authorized by Section 15.20.050(B) of this chapter. (Ord. 477 (Exh. A) (part), 2003: prior code B 18.83.06)