

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTERS 18.04 AND 18.08 OF THE MENDOCINO COUNTY CODE AND ADOPTING BY REFERENCE WITH LOCAL AMENDMENTS, SELECTED PROVISIONS, CHAPTERS AND APPENDICES OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, 2016 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE, INCLUDING: (1) THE CALIFORNIA ADMINISTRATIVE CODE; (2) THE CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2; (3) THE CALIFORNIA RESIDENTIAL CODE; (4) THE CALIFORNIA ELECTRICAL CODE; (5) THE CALIFORNIA MECHANICAL CODE; (6) THE CALIFORNIA PLUMBING CODE; (7) THE CALIFORNIA ENERGY CODE; (8) THE CALIFORNIA HISTORICAL BUILDING CODE; (9) THE CALIFORNIA FIRE CODE; (10) THE CALIFORNIA EXISTING BUILDING CODE; (11) THE CALIFORNIA GREEN BUILDING STANDARDS CODE; (12) THE CALIFORNIA REFERENCED STANDARDS CODE; AND ADOPTING LOCAL FINDINGS; AND MAKING OTHER TECHNICAL AND ADMINISTRATIVE REVISIONS TO TITLE 18

The Mendocino County Board of Supervisors ordain as follows:

Section 1. Section 18.04.010 – Definitions, is hereby amended to read as follows:

Sec. 18.04.010 - Definitions.

Whenever any of the following names or terms are used herein or in any of the codes adopted by reference by this Chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section, to-wit:

- (A) "Administrative Authority" and similar references to a chief administrative position shall mean the Building Official of Mendocino County; provided, however, that where such terms are used in connection with those duties imposed by statute or ordinance upon the County Health Officer; said terms shall include the County Health Officer; and further provided, however, that, for the purpose of implementing Section 116 of the California Building Code the term "authorized representative" of the Building Official shall refer to and include the County Health Officer and such personnel of the Mendocino County Department of Public Health or the Code Enforcement Division as he/she may designate.
- (B) "Board of Appeals" and any other reference to an appellate body in any of the California codes adopted by reference by this title shall mean the Board of Building and Housing Appeals provided for in Section 2.24.030 of Title 2 of the Mendocino County Code.
- (C) "Building Department" shall mean the Department of Planning and Building Services of the County of Mendocino.
- (D) "Building Official" shall mean "Chief Building Official, or an authorized designee."
- (E) "Chief Electrical Inspector" shall mean "Building Official, or an authorized designee."
- (F) "Chief Mechanical Inspector" shall mean "Building Official, or an authorized designee."
- (G) "Chief Plumbing Inspector" shall mean "Building Official, or an authorized designee."
- (H) "City" shall mean the County of Mendocino when referring to a political entity, or an unincorporated area of said County when referring to area.

- (I) "City Clerk" shall mean Clerk of the Board of Supervisors.
- (J) "City Council" shall mean the Board of Supervisors of the County of Mendocino.
- (K) "Electrical Department" shall mean the Department of Planning and Building Services of the County of Mendocino.
- (L) "Electrical Inspector" shall mean the "Building Official, or an authorized designee."
- (M) "HCD" shall mean the State Department of Housing and Community Development.
- (N) "Housing Advisory and Appeals Board" and any other reference to an appellate body in any of the California codes adopted by reference by this title shall mean the Board of Building and Housing Appeals provided for in Section 2.24.030 of Title 2 of the Mendocino County Code.
- (O) "Manufactured Home" shall mean a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).
- (P) "Mayor" shall mean the Board of Supervisors of the County of Mendocino.
- (Q) "Mechanical Department" shall mean the Department of Planning and Building Services of the County of Mendocino.
- (R) "Mobile Home" shall mean: A structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or when erected onsite, is 320 or more square feet, is built on a permanent chassis, and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Mobilehome" includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobilehomes in effect at the time of the construction. "Mobilehome" does not include a commercial modular or a manufactured home as defined herein.
- (S) "Commercial modular" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under a permit, and shall include a trailer coach as defined in Section 635 of the California Vehicle Code.
- (T) "Office of Administrative Authority" shall mean the Department of Planning and Building Services of the County of Mendocino.
- (U) "Plumbing Department," shall mean the Department of Planning and Building Services of the County of Mendocino.

- (V) "Permit" shall mean an official document or certificate issued by the building official authorizing performance of a specified building, plumbing, mechanical, or electrical activity or any combination of such permits issued jointly by the building official.
- (W) "Technical Codes" shall mean those codes adopted by this chapter containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures and building service equipment as herein defined which include but are not limited to the California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Historical Building Code, California Fire Code, California Green Building Standards Code, and the California Referenced Standards Code.

Section 2. Section 18.04.025 – California Codes Adopted, is hereby amended to read as follows:

Sec. 18.04.025 - California Codes Adopted.

Subject to applicable sections of this title, the following primary and secondary codes are hereby adopted and incorporated into the Mendocino County Code by reference and as having the full legal effect as if their respective contents were set forth verbatim herein:

- (A) CALIFORNIA ADMINISTRATIVE CODE, 2016 Edition, Part 1, as published by the International Code Council.
- (B) CALIFORNIA BUILDING CODE, 2016 Edition, Part 2, Volumes I and II, together with Appendix C (Agricultural Buildings); Appendix G (Flood Resistant Construction); Appendix H (Signs); and Appendix (I) Patio Covers as published by the International Code Conference subject to the changes and modifications set forth in Section 18.04.035 and other provisions of this Title.
- (C) CALIFORNIA RESIDENTIAL CODE, 2016 Edition, Part 2.5, together with Appendix E (Manufactured Housing Used as Dwellings); Appendix H (Patio Covers); Appendix J (Existing Building and Structures); Appendix K (Sound Transmission); Appendix R (Light Straw-Clay Construction); Appendix S (Strawbale Construction); and Appendix V (Swimming Pool Safety Act), as published by the International Code Council, subject to the changes and modifications set forth in Section 18.04.040 and other provisions of this Title.
- (D) CALIFORNIA ELECTRICAL CODE, 2016 Edition, Part 3, together with Annex H (Administration) as published by BNC Publications subject to changes and modifications set forth in Section 18.04.045 and other provisions of this Title.
- (E) CALIFORNIA MECHANICAL CODE, 2016 Edition, Part 4, as published by the International Code Council jointly with the International Association of Plumbing and Mechanical Officials subject to the changes and modifications set forth in Section 18.04.050 and other provisions of this Title.
- (F) CALIFORNIA PLUMBING CODE, 2016 Edition, Part 5, together with Appendix A (Recommended Rules for sizing the Water Supply System); Appendix B (Explanatory Notes on Combination Waste and Vent Systems); Appendix D (Sizing Storm Water Drainage Systems); Appendix I (Installation Standards); Appendix J (Combination Indoor & Outdoor Combustion Air), as published by the International Association of Plumbing and Mechanical Officials and the International Code Council, subject to the

changes and modifications set forth in Section 18.04.055 and other provisions of this Title.

- (G) CALIFORNIA ENERGY CODE, 2016 Edition, Part 6, as published by the International Code Council.
- (H) CALIFORNIA HISTORICAL BUILDING CODE, 2016 EDITION, Part 8, as published by the International Code Council.
- (I) CALIFORNIA FIRE CODE, 2016 Edition, Part 9, as published by the International Code Council subject to changes and modifications set forth in Section 18.04.060 and other provisions of this Title.
- (J) CALIFORNIA EXISTING BUILDING CODE, 2016 edition, Part 10, as published by the International Code Council.
- (K) CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 Edition, Part 11, as published by International Code Council.
- (L) CALIFORNIA REFERENCED STANDARDS CODE, 2016 Edition, Part 12, as published by the International Code Council.

Section 3. Section 18.04.035 – Modifications to California Building Code is hereby amended as follows:

Sec. 18.04.035 - Modifications to the California Building Code.

The California Building Code, 2016 Edition, as adopted in Section 18.04.025(B) of this Chapter, is adopted with the following changes and modifications:

Section 105.3.2 shall be amended to read as follows:

Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 180 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Section 105.5 shall be amended to read as follows:

Expiration. Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year after issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval, the work does not receive an inspection resulting in an approval within 180 days. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building Official, shall extend the building permit an additional 180 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Section 109.6 shall be amended to read as follows:

Refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Appendix C: Agricultural Buildings: Section C102.1 shall be amended to read as follows:

General. Buildings classified as U Agricultural shall not exceed the area in Table C102.1 or the height limits in Title 20 of the Mendocino County Code.

Appendix H: Signs: Section H101.1 shall be amended to include the following as a second paragraph:

Notwithstanding any other provision of this appendix, all external lighting for signs shall be designed to be shielded or downcast in order to minimize the illumination of the nighttime sky.

Appendix H: Signs: Section H101.2 shall be amended to read as follows:

Signs exempt from permits. The following signs are exempt from the requirements to obtain a permit before erection:

1. Nonilluminated signs painted on exterior surface of existing permitted or legal nonconforming buildings or structures.
2. Temporary signs announcing the sale or rent of property.
3. Signs erected by transportation authorities.
4. Projecting signs not exceeding 2.5 square feet (0.23 m²).

5. The changing of moveable parts of an approved sign that is designed for such changes, or the repainting or repositioning of display matter shall not be deemed an alteration.
6. Temporary signs on grade that are no higher than 7 feet in height above grade and no more than 32 square feet in size.

Exemption from the permit requirements of this Section shall not be deemed to grant authorization for any work done in any manner in violation of the provisions of Title 20 of the Mendocino County Code, or any other laws or ordinances of this jurisdiction.

Appendix H: Signs: Section H105.3 shall be amended to read as follows:

Wind load. Signs shall be designed and constructed to withstand wind pressure as provided for in Chapter 16. Exception: The Building Official may waive the engineering design requirements for signs if he/she finds that the signs will not create a hazard to private or public property due to the type, size, location or placement of the sign.

Appendix H: Signs: Section H105.4 shall be amended to read as follows:

Seismic load. Signs designed to withstand wind pressures shall be considered capable of withstanding earthquake loads, except as provided for in Chapter 16. Exception: The Building Official may waive the engineering design requirements for signs if he/she finds that the signs will not create a hazard to private or public property due to the type, size, location or placement of the sign.

Section 4. Section 18.04.040 – Modifications to California Residential Code, is hereby amended as follows:

Sec. 18.04.040 - Modifications to California Residential Code.

The California Residential Code, 2016 Edition as adopted in Section 18.04.025(C) of this Chapter, is adopted with the following changes and modifications.

Section R105.3.2 shall be amended to read as follows:

Time limitation of application. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 180 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Section R105.5 shall be amended to read as follows:

Expiration. Every permit issued shall become invalid if the work on the site authorized by such permit is not commenced within one (1) year after issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval, the work does not receive an inspection resulting in an approval within 180 calendar days. The submittal of revisions to issued permits, if pursued in good faith as determined by the Building

Official, shall extend the building permit an additional 180 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official. Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Section R108.5 shall be amended to read as follows:

Refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Section 5. Section 18.04.045 – Modifications to California Electrical Code, is hereby amended as follows:

Sec. 18.04.045 - Modifications to California Electrical Code.

The California Electrical Code, 2016 Edition, as adopted in Section 18.04.025(D) of this Chapter, is adopted with the following changes and modifications.

Annex H, Section 80.15 Electrical Board is deleted.

Annex H, Section 80.19(E) shall be amended to read as follows:

(E) Fees and Fee Refunds.

- (1) Any political subdivision that has been provided for electrical inspection in accordance with the provisions of Article 80 may establish fees that shall be paid by the applicant for a permit before the permit is issued.
- (2) The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

- (3) The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
- (4) The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
- (5) The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Annex H, Section 80.19(H) shall be amended to include the following as a new paragraph (4):

- (4) Time limitation of application. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 180 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Annex H, Section 80.19(H) shall be amended to include the following new paragraph (5):

- (5) Expiration. Every permit issued shall become invalid if work on the site authorized by such permit is not commenced within one (1) year after issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval, the work does not receive an inspection resulting in an approval within 180 calendar days. The submittal of revisions to issued permit, if pursued in good faith as determined by the Building Official, shall extend the building permit an additional 180 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Annex H, Section 80.23, Notices of Violations, Penalties: Subsection (B)(3) is deleted.

Annex H, Section 80.27 Inspector Qualifications is deleted.

Section 6. Section 18.04.050 – Modifications to California Mechanical Code, is hereby amended in its entirety to read as follows:

Sec. 18.04.050 - Modifications to California Mechanical Code.

The California Mechanical Code, 2016 Edition, as adopted in Section 18.04.025(E) of this Chapter, is adopted with the following changes and modifications.

Section 104.3.3 Time Limitation of Application. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in any time, for periods of not more than 180 calendar days each. Each extension required payment of a fee as established by the Board of Supervisors.

Section 104.4.3 shall be amended to read as follows:

Expiration. Every permit issued shall become invalid if work on the site authorized by such permit is not commenced within one (1) year after issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval, the work does not receive an inspection resulting in an approval within 180 days. The submittal of revisions to issued permit, if pursued in good faith as determined by the Building Official, shall extend the building permit an additional 180 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official. Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Expiration of Plan Review. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 180 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Section 104.5, Subsection 104.5.3 Fee Refunds shall be amended to read as follows:

Fee Refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.

3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Section 7. Section 18.04.055 – Modifications to California Plumbing Code, is hereby amended as follows:

Sec. 18.04.055 - Modifications to California Plumbing Code.

The California Plumbing Code, 2016 Edition, as adopted in Section 18.04.025(F) of this Chapter, is adopted with the following changes and modifications:

Section 103.3.3 shall be amended to read as follows:

Expiration.

Every permit issued shall become invalid if work on the site authorized by such permit is not commenced within one (1) year after issuance of said permit and an inspection resulting in an approval of the work has not been obtained; or if after the first inspection approval, the work does not receive an inspection resulting in an approval within 180 calendar days. The submittal of revisions to issued permit, if pursued in good faith as determined by the Building Official, shall extend the building permit an additional 180 calendar days from the submittal of the revisions.

For permits which have not expired, the Building Official is authorized to grant one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing, and will only be granted upon demonstration of justifiable cause, as determined by the Building Official.

Permits may be renewed if they have been expired for less than five (5) years, and/or have a vested interest, as determined by the Building Official. In order to renew action on an expired permit, the permit holder shall pay a re-instatement fee established by the Board of Supervisors.

Section 104.3 shall be amended to read as follows:

Expiration of Plan Review. A permit application for any proposed work shall be deemed to have been abandoned one (1) year after the date of filing, unless such application has been pursued in good faith as determined by the Building Official. The applicant must request an extension in writing, and demonstrate justifiable cause. The Building Official may grant one or more extensions in time, for periods of not more than 180 days each. Each extension requires payment of a fee established by the Board of Supervisors.

Section 104.3.2 shall be amended to read as follows:

Fee Refunds.

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work had been done under a permit issued in accordance with this code provided that the request for refund is made by written application by the original permittee not later than one year after the date of issuance of the permit.
3. The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The Building Official shall not authorize the refunding of the plan review fee paid except upon written application filed by the original permittee no later than one year after the date of fee payment.

Section 603.5.7 shall be amended to read as follows:

Outlets with Hose Attachments. Potable water outlets with hose attachments, other than water heater drains, boiler drains, and clothes washer connections, shall be protected by a nonremovable hose bibb-type backflow preventer, a nonremovable hose bibb-type vacuum breaker, or by an atmospheric vacuum breaker installed not less than 6 inches (152 mm) above the highest point of usage located on the discharge side of the last valve. In climates where freezing temperatures occur, a listed self-draining frost-proof hose bibb with an integral backflow preventer or vacuum breaker shall be used. One exterior hose bibb supplied by potable water shall be installed on each structure containing a Group R, Division 3 or Division 1 Occupancy.

Section 8. Section 18.04.060 – Modifications to California Fire Code, is hereby amended as follows:

Sec. 18.04.060 - Modifications to California Fire Code.

The California Fire Code, 2016 Edition, as adopted in Section 18.04.025(H) of this Chapter, is adopted with the following changes and modifications:

Section 202 definition of FIRE CHIEF shall be amended to read as follows:

FIRE CHIEF. The chief officer of the fire department serving the jurisdiction, or a duly authorized representative; areas not located in the jurisdiction of a fire district shall be under the authority of the Building Official.

Section 9. Section 18.08.030 – Valuation, is hereby renumbered to Section 18.08.040, and amended to read as follows:

Sec. 18.08.030 - Valuation.

The Board of Supervisors may by resolution establish its policy governing the determination of value for the purpose of establishing the fees to be paid pursuant to the valuation fee schedule contained in this Title and codes adopted by this Title. Such policy shall be based upon building valuation data published periodically by the International Code Council. In the absence of a policy resolution of the Board of Supervisors, the Planning and Building Services Department may use valuation data so published. At the

discretion of the Building Official, RSMeans Square Foot Cost Book may be used to gather such data.

Section 10. Section 18.08.020 – Refunds, is hereby renumbered to Section 18.08.035.

Section 11. Section 18.08.015 – Penalties for Violations, is hereby renumbered to Section 18.08.030.

Section 12. Section 18.04.015 – Environmental Impact Reports, is hereby renumbered to be Section 18.08.015. Section 18.04.015 shall be titled “Intentionally Omitted.”

Section 13. Section 18.08.020 is hereby amended to read as follows:

Sec. 18.08.020 – Prior to the Issuance of a Building Permit.

The County has previously and separately adopted code chapters regarding “Right to Industry” (County Code Chapter 6.35) and “Agricultural Nuisances and Consumer Disclosures” (also known as the Right to Farm ordinance, County Code Chapter 10A.13), both of which require the Department of Planning and Building Services to make disclosures prior to certain discretionary actions or the issuance of certain building permits.

Section 14. Section 18.08.025 is hereby amended to read as follows:

Sec. 18.08.025 – Placement of Permit.

The building permit card or an authorized substitution, as issued by the Planning and Building Services Department, shall be posted in a conspicuous place and shall be made accessible to the Building Inspectors at all times until the completion of the project.

Section 15. Findings

Pursuant to Health and Safety Code Sections 17958, 17958.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2016 edition of the California Building Standards Code, including the amendment requiring one exterior hose bibb for each residence and the adoption of Appendices C, G, H and I of the California Building Code; Appendices E, K, R, S and V of the California Residential Code; Annex H of the California Electrical Code; Appendices A, B, D, I and J of the California Plumbing Code, are reasonably necessary because of local climatic, geological and topographical conditions. The Board of Supervisors further finds in connection therewith as follows that the following climatic, geological and topographical conditions exist in the County:

1. Mendocino County is a rural coastal county in a high seismic zone, two known fault zones in the county are the Maacama Fault Zone located between Hopland and Laytonville; and active breaks along the San Andreas fault between Bolinas Bay (Marin County) and up to Point Delgada (Humboldt County).
2. Mendocino County is made up of rugged coastal and inland mountains and foothills, with intermittent valleys. Surface soils in Mendocino County vary from expansive to alluvial fan material, both expansive. Expansive soils swell and shrink with variations in moisture content resulting in (1) differential “settlement” of structures, and (2) variations in surface storm water runoff. In addition, soft soils in combination with the presence of a high water table can cause liquefaction in some sites in the event of a major earthquake shaking.

3. The California Department of Forestry and Fire Protection has designated the majority of Mendocino County as being either a High Severity Zone or a Very High Severity Zone.
4. As provided by Chapter 16 of the 2016 edition of the California Building Code, Mendocino County is located in a 110 mile per hour wind zone.
5. Rainfall generally occurs between October and April, but does not occur during the warm summer months, when temperatures can exceed 100 degrees in parts of the County. During the summer months, dry winds and vegetation mix to create a hazardous fuel condition, which causes grassland and brushland fires each year. Particularly during times of high temperatures and low humidity, a fire can move quickly through the County.

The aforementioned findings identify the local climatic, geographical and topographical conditions which this Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications as set forth herein reasonably necessary as said modifications will assist in mitigating the local climatic, geological and topographical conditions. These findings are intended to support each of the amendments to the building standards made as part of this ordinance based on local conditions.

SECTION 16. The Board of Supervisors hereby finds and determines that this ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment. This finding and determination is based on the environmental determination of the Department of Planning and Building Services for this ordinance. The Director of Planning and Building Services is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mendocino, State of California, on this _____ day of _____, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:

WHEREUPON, the Chair declared the Ordinance passed and adopted
and **SO ORDERED**.

ATTEST: CARMEL J. ANGELO
Clerk of the Board

Deputy

APPROVED AS TO FORM:
KATHARINE L. ELLIOTT,
County Counsel

JOHN MCCOWEN, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

BY: CARMEL J. ANGELO
Clerk of the Board

Deputy