

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Planning and Community Development BOARD AGENDA #: *D-1

AGENDA DATE: October 18, 2016

SUBJECT:

Approval to Introduce and Waive the First Reading of an Ordinance Amending Title 16 of the Stanislaus County Code, and Adopting by Reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code and to Set a Public Hearing on November 8, 2016, at 9:05 a. m.

BOARD ACTION AS FOLLOWS:

No. 2016-514

On motion of Supervisor DeMartini, Seconded by Supervisor Chiesa
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION: INTRODUCED AND WAIVED THE FIRST READING OF ORDINANCE C.S. 1182



ATTEST: PAM VILLARREAL, Assistant Clerk

File No. ORD-55-X-7

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development
Urgent Routine

BOARD AGENDA #: *D-1

AGENDA DATE: October 18, 2016

AF

CEO CONCURRENCE:

4/5 Vote Required: Yes No

SUBJECT:

Approval to Introduce and Waive the First Reading of an Ordinance Amending Title 16 of the Stanislaus County Code, and Adopting by Reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code and to Set a Public Hearing on November 8, 2016, at 9:05 a. m.

STAFF RECOMMENDATIONS:

1. Find that the proposed ordinance is exempt under the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3).
2. Introduce and waive the first reading of the ordinance amending Title 16 of the Stanislaus County Code, and adopting by reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Code.
3. Set a Public Hearing on November 8, 2016, at 9:05 a. m. to waive the second reading and adopt the ordinance.
4. Authorize the Clerk of the Board to publish notice of hearing as required by Government Code sections 50022.6 and 6066 and to publish the ordinance in accordance with Government Code section 25124(b).

DISCUSSION:

The California Building Standards Commission (BSC), an entity within the California Consumer Services Agency, develops the California Building Standards Code known as the California Code of Regulations (CCR) Title 24. Cities and counties are required by state law to enforce the CCR Title 24 (Health and Safety Code sections: 17958, 17960, 18938(b), 18941, 18945, and 18948).

The BSC develops the State's Building Standards by amending the existing model codes, known as the International Building Codes, which are enforced nationally, and publishes the amendments along with the body of the model codes in twelve parts. The BSC adopted and approved the 2016 Edition of the California Building Standards, CCR Title 24, Parts: 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 on January 19 and 20, 2016, published them on July 1, 2016, and they will become effective on January 1, 2017. Attached to this item, Attachment 1, is the official bulletin issued by the BSC to the local jurisdictional Building Officials and other interested parties. The bulletin provides the local jurisdictions with the statewide effective date, availability of the code, and the notification of enforcement responsibility.

Approval to Introduce and Waive the First Reading of an Ordinance Amending Title 16 of the Stanislaus County Code, and Adopting by Reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code and to Set a Public Hearing on November 8, 2016, at 9:05 a. m.

The list of CCR Title 24 is provided below:

Part 1, 2016 California Administrative Code
Part 2, 2016 California Building Code, Vol. 1 and Vol. 2
Part 2.5, 2016 California Residential Code
Part 3, 2016 California Electrical Code
Part 4, 2016 California Mechanical Code
Part 5, 2016 California Plumbing Code
Part 6, 2016 California Energy Code
Part 7, CURRENTLY VACANT
Part 8, 2016 California Historical Building Code
Part 9, 2016 California Fire Code
Part 10, 2016 California Existing Building Code
Part 11, 2016 California Green Building Standards Code
Part 12, 2016 California Referenced Standards Code

The BSC publishes and adopts the CCR Title 24, in its entirety, every 3 years. The proposed ordinance, with specific minor modifications, will supersede and expressly repeal Stanislaus County Ordinance Number 1137 and amend Title 16 of the Stanislaus County Code to adopt the entire 2016 CCR Title 24 with the exception of Parts 7 and 9 of the approved standards. CCR Title 24, Part 9, 2013 Fire Code, will be adopted by Stanislaus County Fire Warden's Office and Part 7 is currently vacant. The proposed ordinance amendment is provided as Attachments 2 and 3, in both clean and strikeout versions.

The BSC does not mandate the adoption of specific administrative provisions within the model codes. Therefore, cities and counties must adopt ordinances specifically stating how they will administer the State's Building Standards. This allows local jurisdictions to make changes appropriate to each jurisdiction's need. As an example, this proposed ordinance amends the 2016 California Building Code, Chapter 1, Division II, Scope and Administration, in order to bring it in line with the County's business practices. Such adoptions and an express finding statement must be filed with the BSC but the majority of such changes are administrative in nature and do not constitute substantive amendments to Building Standards Code.

Each jurisdiction may draft requirements that are more restrictive than that mandated by the CCR Title 24 due to local topographic, geological, or climatic conditions. The only substantive changes to the code from that which was adopted by the BSC relates to our local adoption of Measure X, a local voter initiative entitled, "Primary and Secondary Sewage Initiative" approved by the voters of Stanislaus County in June 1990. Measure X requires that any urban development in the unincorporated areas of Stanislaus County occur only in conjunction with primary and secondary sewage treatment and is more restrictive than the building standards contained in the 2016 BSC. In accordance with Health and Safety Code section 17958, the Board of Supervisors must make the findings contained in the proposed ordinance that such changes are reasonably necessary due to local climatic, geological, or topographical conditions. Measure X is currently adopted in the Stanislaus County Code section 16.10.040 and is appearing in this amendment for update and informational purposes.

Approval to Introduce and Waive the First Reading of an Ordinance Amending Title 16 of the Stanislaus County Code, and Adopting by Reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code and to Set a Public Hearing on November 8, 2016, at 9:05 a. m.

As mentioned above, this code is mandated by the State and passed down to the local jurisdictions to enforce without funding. Staff is currently investing resources through training and the purchase of books in order to enforce and implement the mandatory measures, efficiently, and in the least evasive means possible for the building community.

Adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) in that, pursuant to CEQA Guidelines section 15061(b)(3), there is no possibility that the ordinance may have a significant effect on the environment.

In accordance with Government Code section 50022.3, the Board must schedule a public hearing after the first reading of the title of the proposed ordinance. At the public hearing, staff will recommend the Board:

- a. Find that the proposed ordinance is exempt under the provision of the California Environmental Quality Act Pursuant to State Guidelines section 15061(b)(3);
- b. Find that the proposed changes and modification to the 2016 California Building Standards contained in the proposed ordinance are necessary because of local climatic, geological, and/or topographical conditions, as detailed in the proposed ordinance;
- c. Find that Stanislaus County Ordinance Number 1137, and any previous ordinance, in conflict with this proposed ordinance will be superseded and expressly repealed upon adoption of the proposed ordinance;
- d. Direct the Building Official to file the adopted ordinance and the Board's findings with the California Building Standards Commission; and,
- e. Order the Clerk of the Board to publish the ordinance in accordance with Government Code section 25124(b).

A copy of the 2016 CCR Title 24 is available for review at the Stanislaus County Planning and Community Development Department located at 1010 10th Street, Suite 3400.

POLICY ISSUE:

An update to Title 16 of the Stanislaus County Code is mandated as a result of the States update to the CCR. Up to date building standards, reflecting local business practices, are necessary for the development of a safe and healthy community.

FISCAL IMPACT:

The cost of preparing and implementing the proposed ordinance amendment, including public notices, purchasing of new code books, and staff training are covered through the Planning Department's Building Permits Special Revenue Fund existing appropriations.

Approval to Introduce and Waive the First Reading of an Ordinance Amending Title 16 of the Stanislaus County Code, and Adopting by Reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code and to Set a Public Hearing on November 8, 2016, at 9:05 a. m.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of providing A Safe Community, A Healthy Community, and Efficient Delivery of Public Services by implementing the latest 2016 Building Code through incorporation of local amendments necessary to ensure development of a safe and healthy community while reflecting the County's business practices.

STAFFING IMPACT:

Staff is required to undertake training as a result of the BSC's adoption of the 2016 Edition of the California Building Standards. Staff will participate in training opportunities offered by International Code Council (ICC) and California Building Officials (CALBO).

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director, (209) 525-6330

Denny Ferreira, Planning and Community Development Building Official, (209) 525-6557

ATTACHMENT(S):

1. California State Building Standards Commission Information Bulletin 16-1
2. Ordinance Amending Title 16 of the Stanislaus County Code, and Adopting by Reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code (Clean Version)
3. Ordinance Amending Title 16 of the Stanislaus County Code, and Adopting by Reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code (Strike-Out Version)

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



BUILDING STANDARDS INFORMATION BULLETIN 16-01

DATE: July 1, 2016

TO: LOCAL BUILDING OFFICIALS
INTERESTED PARTIES

SUBJECT: 2016 California Building Standards Code - Now Available

This bulletin provides information regarding the publication of the 2016 California Building Standards Code including the effective date and application, availability, enforcement responsibility, and significant organizational changes. Information concerning emergency building standards and filing requirements for local amendments is also addressed herein.

The 2016 California Building Standards Code, Title 24, California Code of Regulations (13 Parts) was published on or before July 1 and is now available.

Effective Date and Application of the 2016 California Building Standards Code

Jan. 1, 2017 is the statewide effective date, established by the California Building Standards Commission (CBSC), for the 2016 California Building Standards Code. All applications for a building permit that occur on or after Jan. 1, 2017 are subject to compliance with the 2016 Code.

The 2013 California Building Standards Code remains in effect and is applicable to all plans and specifications, for, and to the construction performed where the application for a building permit is received on or before Dec. 31.

Availability of the 2016 California Building Standards Code

The 2016 code may be purchased through the following publishers:

- International Code Council (ICC)
Online store: <http://shop.iccsafe.org/>
Email: order@iccsafe.org or ecodes@iccsafe.org
Telephone: ICC Store (800) 786-4452

- International Association of Plumbing and Mechanical Officials (IAPMO)
Online Store: www.iapm-membership.org
Email: publications@iapmo.org
Telephone: (909) 472-4208
- National Fire Protection Association (NFPA) / BNi Books
Online store: www.bnibooks.com
Telephone: (888) 264-2665

Enforcement Responsibility

The California Building Standards Code is the established minimum standard for the design and construction of buildings and structures in California. State law mandates that local government enforce Title 24 standards or approved local ordinances (see Amendment by Local Ordinance that follows).

Exceptions are building standards applicable to hospitals, state buildings, public schools and colleges that are subject to enforcement by state agencies. For detailed information regarding enforcement responsibilities, refer to Chapter 1, Division 1, commencing with Section 1.1, of the California Building Code, Part 2, Volume 1 of Title 24.

[Reference Health & Safety Code (HSC) Sections 17950, 17958.7, 17960, 18938, 18941.5,]

Amendment by Local Ordinance

Local ordinances that amend Title 24 building standards are subject to requirements of California law and must be enacted and filed for each edition of the California Building Standards Code. Ordinances generally must exercise more restrictive standards than the building standards approved/adopted by the commission. These amendments must be filed and accepted, as appropriate, with CBSC, the Department of Housing and Community Development or the State Historical Building Safety Board before they are enforceable at the local level.

The Local Code Ordinances page on the [CBSC website](http://www.bsc.ca.gov/Rulemaking/LocalCodeOrdinances.aspx) (www.bsc.ca.gov/Rulemaking/LocalCodeOrdinances.aspx) has a number helpful resources including the 2016 edition of the *Guide for Local Amendments of Building Standards*, examples of ordinances that were filed in accordance with state law, and the updated *California Code Adoption for Local Jurisdictions* webinar.

[Reference Health & Safety Code (HSC) Sections 17950, 17958, 17958.5, 17958.7, 18938, 18941.5, and 18959]

Significant Organizational Changes to Title 24

The following identifies significant organizational changes in the 2016 edition of Title 24. For matters not listed here, please refer to the margin markings in the new publication, which identify deletions and additions to the code.

New banner: BSC-CG

As prescribed in Health and Safety Code (HSC) §18940.5, CBSC was directed, to the extent feasible, to reference or reprint green building standards (CALGreen) in the relevant portions of Title 24. In accordance with this mandate, CBSC proposed the new CALGreen banner, BSC-CG, in an effort to provide easy application clarification for code users. The banner has been included in the matrix tables throughout the code to indicate CALGreen application. The specific scope of application and enforcement may be found in chapter one of each code part.

Part 1 California Administrative Code (CAC)

A new section was added to the CAC in Article 4, Chapter 1, which identifies provisions for proposing state agencies to receive recommendations for developing green building standards from non-proposing state agencies that have expertise in green building in accordance with HSC §18930.5.

Part 2 California Building Code (CBC)

The 2016 CBC is based on the 2015 International Building Code (IBC). The provisions of Chapter 34 of the 2012 IBC were relocated to the 2015 International Existing Building Code (IEBC). Accordingly, California amendments effecting building standards for existing structures have been moved to the 2016 California Existing Building Code, Part 10, Title 24. A reference table for further clarification of these changes is available on the [CBSC website](http://www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf) (www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf).

Part 5 California Plumbing Code (CPC)

The 2016 CPC is based on the 2015 Uniform Plumbing Code (UPC). Several chapters in the 2015 UPC were reorganized, which include the following changes reflected in the 2016 CPC:

- Referenced standards formerly in Chapter 14 have been relocated to Chapter 17.
- Provisions regarding alternate water sources for nonpotable applications have been relocated from Chapter 15 to Chapter 16.

- Provisions regarding Nonpotable Rainwater Catchment Systems have been relocated from Chapter 17 to Chapter 16.

Part 10 California Existing Building Code (CEBC)

- The 2016 CEBC is based on the 2015 International Existing Building Code.
- As previously noted herein, California amendments effecting building standards for existing structures are now located in the 2016 CEBC. See the reference table on the [CBSC website](http://www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf) (www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf).
- Part 10 (and Part 8) is still located in the Part 2, Volume 2 binder.

Emergency Building Standards

The water conserving Emergency Building Standards that were adopted into the 2013 Code last summer are included in the 2016 Code. Those provisions affected Parts 1, 5 and 11 of Title 24. For more information about the Emergency Building Standards please refer to [Information Bulletin 15-04](#).

Questions or comments regarding the subject of this bulletin should be directed to this office at either (916) 263-0916, or via email at cbsc@dgs.ca.gov.

Sincerely,



Mia Marvelli
Executive Director

ORDINANCE NO. C.S.

AN ORDINANCE AMENDING TITLE 16 OF THE STANISLAUS COUNTY CODE, AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2016 EDITION, OF THE CALIFORNIA BUILDING STANDARDS CODE

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA ORDAINS AS FOLLOWS:

Section 1. Section 16.00.020 of the Stanislaus County Code is amended to read as follows:

“16.00.020 Conflicting Provisions

The provisions of this title are to operate in conjunction with the provisions of the California Building Code 2016 Edition Part 2, Volumes 1 and 2; the California Building Code Appendices as adopted; the California Residential Code 2016 Edition Part 2.5; the California Residential Code Appendices as adopted; the California Plumbing Code, 2016 Edition Part 5; the California Electrical Code, 2016 Edition Part 3; the California Mechanical Code, 2016 Edition Part 4; the California Energy Code 2016 Edition Part 6; California Historical Building Code 2016 Edition Part 8; the California Existing Building Code 2016 Edition Part 10; the California Green Building Standards Code 2016 Edition Part 11; the California Referenced Standards Code 2016 Edition Part 12 and the International Property Maintenance Code 2006 Edition. Whenever any provision of this chapter is in conflict with the provisions of the California Building Code, 2016 Edition; the California Building Code Appendices as adopted; the California Residential Code 2016 Edition; the California Residential Code Appendices as adopted; the California Plumbing Code, 2016 Edition; the California Electrical Code, 2016 Edition; or the California Mechanical Code, 2016 Edition, the provisions of this title shall govern.”

Section 2. Section 16.00.040 of the Stanislaus County Code is amended to read as follows:

“16.00.040 Enforcement

The Chief Building Official is authorized and directed to enforce all the provisions of this title in accordance with the provisions of 2016 California Building Code Chapter 1, Scope and Administration, Division I, California Administration, Section 1.8.3 and Division II, Scope and Administration Section 104.”

Section 3. Section 16.05.010 of the Stanislaus County Code is amended to read as follows:

“16.05.010 California Building Code and Appendixes Adopted

Except as hereafter changed or modified, the California Building Code, as published by the International Code Council, 2016 Edition, Part 2, Volume 1, Chapter 1, Division II Scope and Administration and Part 2, Volumes 2,” Appendix “C” “Group U - Agricultural Buildings”, Appendix “H” “Signs”, and Appendix “J” “Grading”, are adopted by reference and incorporated in this Chapter 16.05 as if fully set forth herein, and shall be known and referred to as the Building Code of the County. A copy of said code, together with all adopted appendixes, shall be kept and maintained by the Building Official for use and examination by the public.”

Section 4. Section 16.05.020 of the Stanislaus County Code is amended to read as follows:

“16.05.020 Amendment of the California Building Code, 2016 Edition, Chapter 1, Division II Scope and Administration.

“A. Section 105.1 Permits, is amended to read:

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

“B. Section 105.1.1 Annual Permits, is deleted in its entirety.

“C. Section 105.1.2 Annual Permits Records, is deleted in its entirety.

“D. Section 105.2 Work Exempt from Permit, is amended to add the following paragraph under "Building":

14. Produce Stands as defined in Stanislaus County Ordinance Section 21.90.020, which have less than 120-sq. ft. (11.15m²) floor area.

“E. Section 110.3.5 delete the following sentence: "Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.”

“F. Section 111.2 is amended to delete the following paragraphs:

10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

“G. Section 113 Board of Appeals, is deleted in its entirety.”

Section 5. Section 16.05.040 of the Stanislaus County Code is amended to read as follows:

“16.05.040 Amendment of California Building Code, Appendix C Group U Agricultural Buildings

“The 2016 California Building Code Appendix C, Group U-Agricultural Buildings is hereby adopted and amended to read as follows:

“A. Section C101.1 Scope, is amended to read:

The provisions of this appendix shall apply exclusively to agricultural buildings. Such buildings shall be classified as U-3 and U-4 and shall include the following uses:

U-3 Classifications

1. Milking Barns
2. Poultry Buildings
3. Nut Hulling and/or Drying

U-4 Classifications:

1. Livestock shelters, including shade structures
2. Barns, Private stables
3. Horticultural structures (greenhouse and crop protection)
4. Storage of equipment and machinery used exclusively in agriculture

“B. Section C101.2 is added to read as follows:

U-4 Unoccupied Agricultural Buildings. A U-4 Unoccupied Agricultural Building is a building limited to one story, which does not have a work station or repair shop and is used exclusively for the storage of crops, feed, farm equipment or as an animal shade structure. Such a building must be open on one or more sides; have no more than a 100-amp electrical service; and have no plumbing.

U-4 Unoccupied Agricultural Buildings shall not be a place for human occupancy or as a place of employment. Agriculture products shall not be processed, treated, or packaged; nor shall it be a place used by the public. Garages and repair shops are not unoccupied agricultural buildings.

“C. Section C101.3 is added to read as follows:

Earthquake loads. Agricultural structures classified as U-4 and intended only for incidental human occupancy are exempt from earthquake design to resist the effects of earthquake motion pursuant to California Building Code Section 1613.1, exception 3.

“D. Section C101.4 is added to read as follows:

Special Inspections. Special Inspections and tests of structural elements and components of Group U Agricultural building shall meet the applicable requirements of Section 1705 of the 2016 California Building Code, Part 2, Volume 2 of 2.

“E. Section C102.2 One-Story Unlimited Area, is amended to read as follows:

The area of a one-story Group U Agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 40 feet (18288 mm) in width.

“F. Section C102.3 Two-Story Unlimited Area, is amended to read as follows:

The area of a two-story Group U Agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 40 feet (18 288 mm) in width and is provided with an approved automatic sprinkler system throughout in accordance with Section 903.3.1.1.”

Section 6. Section 16.10.010 of the Stanislaus County Code is amended to read as follows:

“16.10.010 California Plumbing Code Adopted

“The 2016 California Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, 2015 Edition, Chapter 1 Division II Administration sections 104.2 and Appendices A, D, H and I are adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Plumbing Code for the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 7. Section 16.10.020 of the Stanislaus County Code is amended to read as follows:

“16.10.020 Appendix H, is added to read as follows: H 101.12—Private sewage disposal.

“Appendix H 101.12 allows alternative systems. For purposes of this code, “primary and secondary on-site wastewater treatment systems” and “individual aerobic systems” are considered alternative systems and are subject to the following conditions:

“Operation and Maintenance. In those areas within the county where individual primary and secondary on-site wastewater treatment systems are required, it shall be unlawful for any person who owns or operates such a system to permit the system to be improperly operated or maintained in a manner inconsistent with the design and operation specifications of that system.”

Section 8. Section 16.10.030 of the Stanislaus County Code is amended to read as follows:

“16.10.030 Appendix H, California Plumbing Code.

“A. Appendix H, Section H 601.0 Disposal Fields, Table H 601.9 General Disposal Field Requirements of the California Plumbing Code is amended by adding the following:

Note: A. Septic tank leaching lines shall be spaced a minimum of twelve feet, center-to-center.

“B. Appendix H, Table H 101.8 Location of Sewage Disposal System of the California Plumbing Code is amended by deleting Note 3 and adding Notes: 3a and 9 to read as follows:

Note 3a. No portion of a septic tank/aerobic tank or leach line shall be located closer than fifty feet to a private well supplying water, or closer than one hundred feet to a well supplying water for public use.

Note 9. Septic tanks and leaching areas can be permitted within the one hundred-year flood plain only if the sewage system and expansion area can be installed a minimum of two hundred feet from the main river channel.”

Section 9. Section 16.15.010 of the Stanislaus County Code is amended to read as follows:

“16.15.010 California Electrical Code Adopted

“The 2016 California Electrical Code, as published by the National Fire Protection Agency 2014 Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Electrical Code of the

County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 10. Section 16.20.010 of the Stanislaus County Code is amended to read as follows:

“16.20.010 California Mechanical Code and Appendices Adopted

“The 2016 California Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials, 2015 Edition. Chapter 1 Division II Administration Sections 104.2 are adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Mechanical Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 11. Section 16.30.010 of the Stanislaus County Code is amended to read as follows:

“16.30.010 California Historical Building Code Adopted

“The California Historical Building Code, as published by the International Code Council, 2016 Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Historical Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 12. Section 16.35.010 of the Stanislaus County Code is amended to read as follows:

“16.35.010 California Existing Building Code Adopted

“The California Existing Building Code, as published by the International Code Council, 2016 Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Existing Building Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 13. Section 16.45.030 of the Stanislaus County Code is amended to read as follows:

“16.45.030 Authority to Disconnect Service Utilities

“Section 112 of the 2016 California Building Code, Chapter 1 Division II Scope and Administration, Section 112.3 "Authority to disconnect service utilities" is amended to read as follows:

“The Chief Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code in case of

an emergency where necessary to eliminate an immediate hazard to life or property. The Chief Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, of the decision to disconnect prior to taking such action under the following conditions:

- A. There is an immediate hazard to life or property
- B. Continued use of public utilities present a hazard to life or property
- C. The public interest is served by removing the utilities
- D. The lack of maintenance presents a hazard to life or property
- E. The utilities contribute to the structure being an active nuisance
- F. The structure has been posted "UNSAFE TO OCCUPY", and the disconnection of the utilities will deter illegal reoccupation of the structure
- G. Modifications have been made to a structure or equipment and said modification create a hazard to life or property."

Section 14. Section 16.50.060 of the Stanislaus County Code to read as follows:

"16.50.060 Basis for Establishing the Areas of Special Flood Hazard

"The areas of special flood hazard identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the report entitled "Flood Insurance Study For the Unincorporated Areas of Stanislaus County," dated September 2008, and accompanying flood insurance rate maps (FIRMs) and flood boundary and floodway maps (FBFMs), dated September 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter. This flood insurance study and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the board of supervisors by the floodplain administrator. The study, FIRMs and FBFMs are on file at the County Administration Building, Planning & Community Development Department 1010 10th Street, Modesto, California."

Section 15. Section 16.60.010 of the Stanislaus County Code is amended to read as follows:

"16.60.010 California Referenced Standards Code Adopted

"The California Referenced Standards Code, as published by the International Code Council, 2016 Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Referenced Standards Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public."

Section 16. Section 16.65.010 of Stanislaus County Code is amended to read as follows:

“16.65.010 California Energy Code and Appendixes Adopted

“The California Energy Code, as published by the International Code Council, 2016 Edition, and Appendix 1-A is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Energy Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 17. Section 16.70.010 of the Stanislaus County Code is amended to read as follows:

“16.70.010 California Residential Code Adopted and Appendixes Adopted

“Except as hereafter changed or modified, the California Residential Code, as published by the International Code Council, 2016 Edition, Chapter 1, Division II Administration Sections R105.2 and Section R109.1 through R109.1.6.2 except R109.1.2, Appendix “H” “Patio Covers” are adopted by reference and incorporated in this Chapter 16.70 as if fully set forth herein, and shall be referred to as the California Residential Code of the County. A copy of said code, together with all adopted appendices, shall be kept and maintained by the Building Official for use and examination by the public.”

Section 18. Section 16.80.010 of the Stanislaus County Code is amended to read as follows:

“16.80.010 California Green Building Standards Code Adopted

“Except as hereafter changed or modified, the 2016 California Green Building Standards Code is adopted by reference and incorporated in this Chapter 16.80 as fully set forth herein, and shall be referred to as the California Green Building Standards Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 19. Findings for Changes, Modifications and Additions to the California Building Standards

Various provisions of this ordinance contain changes, modifications and additions to the 2016 Edition of the California Building Standards Code. Many changes are administrative in nature and do not constitute changes or modifications to requirements contained in the California Building Standards Code.

Pursuant to California Health and Safety Code Section 17958.5, 17958.7 and 18941.5 the Board of Supervisors hereby expressly finds that all of the changes and modifications to the California Building Standards Code made by this

ordinance, and which are not merely administrative changes, are reasonably necessary because of local climatic, geological or topographical conditions in Stanislaus County as more particularly described in the table set forth below.

Ordinance Section	Condition	Findings
Section 16.10.020 Section 16.10.030 Section 16.10.040	Geologic and Topographic	In June 1990, Measure X, a local voter initiative entitled, "Primary and Secondary Sewage Initiative" was approved by the voters of Stanislaus County. The measure took effect July 13, 1990, and requires that any urban development in the unincorporated areas of Stanislaus County occur only in conjunction with primary and secondary sewage treatment. Ordinance code sections 16.10.020, 16.10.030, and 16.10.040 implement the requirements of Measure X and modify the requirements of the California Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, 2016 Edition, Chapter 1 Division II Administration sections 104.2 and Appendices A, D, H and I.

Section 20. References in County forms, documents and regulations to the former adopted Title 16 of the Stanislaus County Code, shall be construed to apply to the most current and adopted corresponding provisions contained within Title 16 of the Stanislaus County Code. Stanislaus County Ordinance No. 1137 and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

Section 21. This ordinance shall take effect 30 days from and after the date of its passage and before the expiration of 15 days after its passage it shall be published once, with the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California in accordance with Government Code section 21124(b)(1).

Upon motion of Supervisor _____ seconded by Supervisor _____, the foregoing Ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this ____ day of _____, 2016, by the following-called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Dick Monteith, Chairman
of the Board of Supervisors of the
County of Stanislaus, State of California


ATTEST:

ELIZABETH A. KING, Clerk of the
Board of Supervisors of the County of Stanislaus,
State of California

By _____
Pam Villarreal, Assistant Clerk

APPROVED AS TO FORM:

John P. Doering
County Counsel

By 

Thomas E. Boze
Assistant County Counsel

ORDINANCE NO. C.S. 4437

AN ORDINANCE AMENDING TITLE 16 OF THE STANISLAUS COUNTY CODE, AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, ~~2016~~2013 EDITION, OF THE CALIFORNIA BUILDING STANDARDS CODE

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA ORDAINS AS FOLLOWS:

Section 1. Section 16.00.020 of the Stanislaus County Code is amended to read as follows:

“16.00.020 Conflicting Provisions

The provisions of this title are to operate in conjunction with the provisions of the California Building Code ~~2016~~2013 Edition Part 2, Volumes 1 and 2; the California Building Code Appendices as adopted; the California Residential Code ~~2016~~2013 Edition Part 2.5; the California Residential Code Appendices as adopted; the California Plumbing Code, ~~2016~~2013 Edition Part 5; the California Electrical Code, ~~2016~~2013 Edition Part 3; the California Mechanical Code, ~~2016~~2013 Edition Part 4; the California Energy Code ~~2016~~2013 Edition Part 6; California Historical Building Code ~~2016~~2013 Edition Part 8; the California Existing Building Code ~~2016~~2013 Edition Part 10; the California Green Building Standards Code ~~2016~~2013 Edition Part 11; the California Referenced Standards Code ~~2016~~2013 Edition Part 12 and the International Property Maintenance Code 2006 Edition. Whenever any provision of this chapter is in conflict with the provisions of the California Building Code, ~~2016~~2013 Edition; the California Building Code Appendices as adopted; the California Residential Code ~~2016~~2013 Edition; the California Residential Code Appendices as adopted; the California Plumbing Code, ~~2016~~2013 Edition; the California Electrical Code, ~~2016~~2013 Edition; or the California Mechanical Code, ~~2016~~2013 Edition, the provisions of this title shall govern.”

Section 2. Section 16.00.040 of the Stanislaus County Code is amended to read as follows:

“16.00.040 Enforcement

The Chief Building Official is authorized and directed to enforce all the provisions of this title in accordance with the provisions of ~~2016~~2013 California Building Code Chapter 1, Scope and Administration, Division I, California Scope and Administration, Section 1.8.3 and Division II, Scope and Administration Section 104.”

Section 3. Section 16.05.010 of the Stanislaus County Code is amended to read as follows:

“16.05.010 California Building Code and Appendixes Adopted

Except as hereafter changed or modified, the California Building Code, as published by the International Code Council, ~~2016~~2013 Edition, Part 2, Volume 1, Chapter 1, Division II Scope and Administration and Part 2, Volumes 2,” Appendix “C” “Group U - Agricultural Buildings”, Appendix “H” “Signs”, and Appendix “J” “Grading”, are adopted by reference and incorporated in this Chapter 16.05 as if fully set forth herein, and shall be known and referred to as the Building Code of the County. A copy of said code, together with all adopted appendixes, shall be kept and maintained by the Building Official for use and examination by the public.”

Section 4. Section 16.05.020 of the Stanislaus County Code is amended to read as follows:

“16.05.020 Amendment of the California Building Code, ~~2016~~2013 Edition, Chapter 1, Division II Scope and Administration.

“A. Section 105.1 Permits, is amended to read:

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

“B. Section 105.1.1 Annual Permits, is deleted in its entirety.

“C. Section 105.1.2 Annual Permits Records, is deleted in its entirety.

“D. Section 105.2 Work Exempt from Permit, is amended to add the following paragraph under "Building":

14. Produce Stands as defined in Stanislaus County Ordinance Section 21.90.020, which have less than 120-sq. ft. (11.15m²) floor area.

“~~FE~~. Section 110.3.5 delete the following sentence: "Exception: Gypsum board and gypsum panel products that areis not part of a fire-resistance-rated assembly or a shear assembly.”

“~~GF~~. Section 111.2 is amended to delete the following paragraphs:

10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

| HG. Section 113 Board of Appeals, is deleted in its entirety.”

Section 5. Section 16.05.040 of the Stanislaus County Code is amended to read as follows:

| “16.05.040 Amendment of California Building Code, Appendix C- Group U - Agricultural Buildings

| “The ~~2016~~2013 California Building Code Appendix C, Group U-Agricultural Buildings is hereby adopted and amended to read as follows:

| A. Section C101.1 Scope, is amended to read:

The provisions of this appendix shall apply exclusively to agricultural buildings. Such buildings shall be classified as U-3 and U-4 and shall include the following uses:

U-3 Classifications

1. Milking Barns
2. Poultry Buildings
3. Nut Hulling and/or Drying

U-4 Classifications:

1. Livestock shelters, including shade structures
2. Barns, Private stables
3. Horticultural structures (greenhouse and crop protection)
4. Storage of equipment and machinery used exclusively in agriculture

| B. Section C101.2 is added to read as follows:

U-4 Unoccupied Agricultural Buildings. A U-4 Unoccupied Agricultural Building is a building limited to one story, which does not have a work station or repair shop and is used exclusively for the storage of crops, feed, farm equipment or as an animal shade structure. Such a building must be open on one or more sides; have no more than a 100-amp electrical service; and have no plumbing.

U-4 Unoccupied Agricultural Buildings shall not be a place for human occupancy or as a place of employment. Agriculture products shall not be processed,

treated, or packaged; nor shall it be a place used by the public. Garages and repair shops are not unoccupied agricultural buildings.

“C. Section C101.3 is added to read as follows:

Earthquake loads. Agricultural structures classified as U-4 and intended only for incidental human occupancy are exempt from earthquake design to resist the effects of earthquake motion pursuant to California Building Code Section 1613.1, exception 3.

“D. Section C101.4 is added to read as follows:

Special Inspections. Special Inspections and tests of structural elements and components of Group U Agricultural building shall meet the applicable requirements of Section 1705 of the 2016 California Building Code, Part 2, Volume 2 of 2.

“E. Section C102.2 One-Story Unlimited Area, is amended to read as follows:

The area of a one-story Group U Agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 40 feet (18288 mm) in width.

“F. Section C102.3 Two-Story Unlimited Area, is amended to read as follows:

The area of a two-story Group U Agricultural building shall not be limited if the building is surrounded and adjoined by public ways or yards not less than 40 feet (18 288 mm) in width and is provided with an approved automatic sprinkler system throughout in accordance with Section 903.3.1.1.”

Section 6. Section 16.10.010 of the Stanislaus County Code is amended to read as follows:

“16.10.010 California Plumbing Code Adopted

“The ~~2016~~²⁰¹³ California Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, ~~2015~~²⁰¹² Edition, Chapter 1 Division II Administration sections ~~104.2~~^{103.1.1} and Appendices A, D, H and I are adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Plumbing Code for the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 7. Section 16.10.020 of the Stanislaus County Code is amended to read as follows:

“16.10.020 Appendix H, is added to read as follows: H 101.124.11—Private sewage disposal.

“Appendix H 101.124.11 allows alternative systems. For purposes of this code, “primary and secondary on-site wastewater treatment systems” and “individual aerobic systems” are considered alternative systems and are subject to the following conditions:

“Operation and Maintenance. In those areas within the county where individual primary and secondary on-site wastewater treatment systems are required, it shall be unlawful for any person who owns or operates such a system to permit the system to be improperly operated or maintained in a manner inconsistent with the design and operation specifications of that system.”

Section 8. Section 16.10.030 of the Stanislaus County Code is amended to read as follows:

“16.10.030 Appendix H, California Plumbing Code.

“A. Appendix H, Section H 601.06.9 Disposal Fields, Table H 601.96.9 General Disposal Field Requirements of the California Plumbing Code is amended by adding the following:

Note: A. Septic tank leaching lines shall be spaced a minimum of twelve feet, center-to-center.

“B. Appendix H, Table H 101.84.7 Location of Sewage Disposal System of the California Plumbing Code is amended by deleting Note 3 and adding Notes: 3a and 9 to read as follows:

-Note_3a. No portion of a septic tank/aerobic tank or leach line shall be located closer than fifty feet to a private well supplying water, or closer than one hundred feet to a well supplying water for public use.

-Note_9. Septic tanks and leaching areas can be permitted within the one hundred-year flood plain only if the sewage system and expansion area can be installed a minimum of two hundred feet from the main river channel.”

Section 9. Section 16.15.010 of the Stanislaus County Code is amended to read as follows:

“16.15.010 California Electrical Code Adopted

“The 2016~~2013~~ California Electrical Code, as published by the National Fire Protection Agency 2014~~2011~~ Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Electrical Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 10. Section 16.20.010 of the Stanislaus County Code is amended to read as follows:

“16.20.010 California Mechanical Code and Appendices Adopted

“The ~~2016~~²⁰¹³ California Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials, ~~2015~~²⁰¹² Edition, Chapter 1 Division II Administration Sections ~~104.2111.2~~ are adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Mechanical Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 11. Section 16.30.010 of the Stanislaus County Code is amended to read as follows:

“16.30.010 California Historical Building Code Adopted

“The California Historical Building Code, as published by the International Code Council, ~~2016~~²⁰¹³ Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Historical Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 12. Section 16.35.010 of the Stanislaus County Code is amended to read as follows:

“16.35.010 California Existing Building Code Adopted

“The California Existing Building Code, as published by the International Code Council, ~~2016~~²⁰¹³ Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Existing Building Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 13. Section 16.45.030 -of the Stanislaus County Code is amended to read as follows:

“16.45.030 Authority to Disconnect Service Utilities

“Section 112 of the ~~2016~~²⁰¹³ California Building Code, Chapter 1 Division II Scope and Administration, Section 112.3 "Authority to disconnect service utilities" is amended to read as follows:

“The Chief Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code in case of an emergency where necessary to eliminate an immediate hazard to life or property. The Chief Building Official shall notify the serving utility, and wherever

possible the owner and occupant of the building, of the decision to disconnect prior to taking such action under the following conditions:

- A. There is an immediate hazard to life or property
- B. Continued use of public utilities present a hazard to life or property
- C. The public interest is served by removing the utilities
- D. The lack of maintenance presents a hazard to life or property
- E. The utilities contribute to the structure being an active nuisance
- F. The structure has been posted "UNSAFE TO OCCUPY", and the disconnection of the utilities will deter illegal reoccupation of the structure
- G. Modifications have been made to a structure or equipment and said modification create a hazard to life or property."

Section 14. Section 16.50.060 of the Stanislaus County Code is amended to read as follows:

"16.50.060 Basis for Establishing the Areas of Special Flood Hazard

"The areas of special flood hazard identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the report entitled "Flood Insurance Study For the Unincorporated Areas of Stanislaus County," dated September 2008, and accompanying flood insurance rate maps (FIRMs) and flood boundary and floodway maps (FBFMs), dated September 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter. This flood insurance study and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the board of supervisors by the floodplain administrator. The study, FIRMs and FBFMs are on file at the County Administration Building, Planning & Community Development Department 1010 10th Street, Modesto, California."

Section 15. Section 16.60.010 of the Stanislaus County Code is amended to read as follows:

"16.60.010 California Referenced Standards Code Adopted

"The California Referenced Standards Code, as published by the International Code Council, 20162013 Edition, is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Referenced Standards Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public."

Section 16. Section 16.65.010 of Stanislaus County Code is amended to read as follows:

"16.65.010 California Energy Code and Appendixes Adopted

“The California Energy Code, as published by the International Code Council, ~~2016~~2013 Edition, and Appendix 1-A is adopted by reference and incorporated in this Chapter as if fully set forth herein, and shall be referred to as the Energy Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 17. Section 16.70.010 ~~is added to the~~ of the Stanislaus County Code is amended to read as follows:

“16.70.010 California Residential Code Adopted and Appendixes Adopted

“Except as hereafter changed or modified, the California Residential Code, as published by the International Code Council, ~~2016~~2013 Edition, Chapter 1, Division II Administration Sections R105.2 and Section R109.1 through R109.1.6.2 ~~except R109.1.2~~, Appendix “H” “Patio Covers” are adopted by reference and incorporated in this Chapter 16.70 as if fully set forth herein, and shall be referred to as the California Residential Code of the County. A copy of said code, together with all adopted appendices, shall be kept and maintained by the Building Official for use and examination by the public.”

Section 18. ~~Chapter~~Section 16.80.010 ~~is added to the~~ of the Stanislaus County Code is amended to read as follows:

“16.80.010 California Green Building Standards Code Adopted

“Except as hereafter changed or modified, the ~~2016~~2013 California Green Building Standards Code is adopted by reference and incorporated in this Chapter 16.80 as fully set forth herein, and shall be referred to as the California Green Building Standards Code of the County. A copy of said code shall be kept and maintained by the Building Official for use and examination by the public.”

Section 19. Findings for Changes, Modifications and Additions to the California Building Standards

Various provisions of this ordinance contain changes, modifications and additions to the ~~2016~~2013 Edition of the California Building Standards Code. Many changes are administrative in nature and do not constitute changes or modifications to requirements contained in the California Building Standards Code.

Pursuant to California Health and Safety Code Section 17958.5, 17958.7 and 18941.5 the Board of Supervisors hereby expressly finds that all of the changes and modifications to the California Building Standards Code made by this ordinance, and which are not merely administrative changes, are reasonably necessary because of local climatic, geological or topographical conditions in Stanislaus County as more particularly described in the table set forth below.

Ordinance Section	Condition	Findings
Section 16.10.020 Section 16.10.030 Section 16.10.040	Geologic and Topographic	In June 1990, Measure X, a local voter initiative entitled, "Primary and Secondary Sewage Initiative" was approved by the voters of Stanislaus County. The measure took effect July 13, 1990, and requires that any urban development in the unincorporated areas of Stanislaus County occur only in conjunction with primary and secondary sewage treatment. Ordinance code sections 16.10.020, 16.10.030, and 16.10.040 implement the requirements of Measure X and modify the requirements of the California Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, 2016 2013 Edition, Chapter 1 Division II Administration sections 104.2103.1.1 and Appendices A, D, H and I.

Section 20. References in County forms, documents and regulations to the former adopted Title 16 of the Stanislaus County Code, shall be construed to apply to the most current and adopted corresponding provisions contained within Title 16 of the Stanislaus County Code. Stanislaus County Ordinance No. 1137 and all other ordinances or parts of ordinances in conflict herewith are hereby superseded and expressly repealed.

Section 210. This ordinance shall take effect 30 days from and after the date of its passage and before the expiration of 15 days after its passage it shall be published once, with the members voting for and against the same, in the Modesto Bee, a newspaper published in the County of Stanislaus, State of California in accordance with Government Code section 21124(b)(1).

Upon motion of Supervisor _____ seconded by Supervisor _____, the foregoing Ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this ____ day of _____, 20136, by the following-called vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

Vito Chiesa ~~Dick Monteith~~, Chairman
of the Board of Supervisors of the
County of Stanislaus, State of California

ATTEST:

~~ELIZABETH A. KING CHRISTINE FERRARO TALLMAN~~, Clerk of the
Board of Supervisors of the County of Stanislaus,
State of California

By _____
~~Pam Villarreal Elizabeth King~~, ~~Assistant~~ Deputy Clerk

APPROVED AS TO FORM:

John P. Doering
County Counsel

By _____
Thomas E. Boze
~~Deputy~~ Assistant County Counsel

STANISLAUS COUNTY NOTICE OF PUBLIC HEARING
2016 BUILDING CODE ADOPTION

NOTICE IS HEREBY GIVEN that on November 8, 2016 at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to hold a public hearing to consider the adoption of an Ordinance amending Title 16 of the Stanislaus County Code, and adopting by reference the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code. This ordinance amends those sections of Title 16 of the Stanislaus County Code that incorporate superseded standards to incorporate by reference the 2016 Building Standards Code, as published by the Building Standards Commission, and makes changes to those standards to comply with the requirements of Measure X, the "Primary and Secondary Sewage Initiative." The ordinance further adopts administrative procedures for implementation of the 2016 Building Standards Code.

ADDITIONAL NOTICE IS GIVEN that the proposed Ordinance and the California Code of Regulations Title 24, 2016 Edition, of the California Building Standards Code will be available for review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, 3rd Floor, Modesto, CA.

NOTICE IS FURTHER GIVEN that at any time prior to the time fixed for the hearing, any interested person may file written comments on the proposed ordinance with the Clerk of the Board of Supervisors of the County of Stanislaus. Both oral and written comments will be considered by the Board of Supervisors at the time and place fixed for hearing.

For further information, contact Denny Ferreira in the Department of Planning and Community Development at (209) 525-6557, or at 1010 Tenth Street, Suite 3400, 3rd Floor, Modesto, CA.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: October 18, 2016

ATTEST: ELIZABETH A. KING, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California.

BY: 
Pam Villarreal, Assistant Clerk