



ORDINANCE No. 3862

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
DOES ORDAIN AS FOLLOWS:

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

<u>15.04</u>	<u>Uniform Numbering System</u>
<u>15.12</u>	<u>Board of Appeals</u>
<u>15.16</u>	<u>Uniform Building Code</u>
<u>15.20</u>	<u>Uniform Housing Code</u>
<u>15.24</u>	<u>Uniform Mechanical Code</u>
<u>15.28</u>	<u>Uniform Plumbing Code</u>
<u>15.30</u>	<u>Uniform Swimming Pool, Hot tub and Spa Code</u>
<u>15.32</u>	<u>Private Sewage Dispsal Systems</u>
<u>15.33</u>	<u>Guidelines for Wastewater Disposal System for Auburn Lake Trails Subdivision</u>
<u>15.36</u>	<u>Uniform Code for the Abatement of Dangerous Buildings</u>
<u>15.40</u>	<u>National Electrical Code</u>
<u>15.44</u>	<u>Uniform Fire Code</u>
<u>15.46</u>	<u>Fire District Fee</u>
<u>15.56</u>	<u>Mitigation Fees</u>
<u>15.64</u>	<u>Mobilehome Regulations</u>
<u>15.80</u>	<u>Lake Tahoe Basin--Special Regulations</u>



ORDINANCE No. 3862

SUMMARY OF ORDINANCE NO. 3862

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

This ordinance implements numerous and comprehensive changes to the uniform numbering system for streets and structures, the naming procedures for private roads, road naming standards, establishes an appeal process to the County Surveyor for road naming conflicts, adopts the Uniform Building Code with various amendments and changes as set forth in the ordinance and establishes procedures and penalties for violations thereof; it also establishes additional and changed standards for plans and specifications, permit issuance and required declarations, permit renewal and expiration, plan reviews, required inspections, building permit fees, roof coverings, interior walls and ceiling and excavation and grading.

This ordinance also adopts the Uniform Housing Code, the Uniform Mechanical Code, the Uniform Plumbing Code, the Uniform Swimming Pool, Hot Tub and Spa Code, the Uniform Code for Abatement of Dangerous Buildings, the National Electric Code and the Uniform Fire Code with various amendments and changes as set forth in the ordinance, and establishes certain other requirements regarding fire district fees and the issuance of building permits and school fees.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 30th day of August, 19 88,
by the following vote of said Board:

Ayes:

Supervisors Robert E. Dorr
Patricia R. Lowe, John N. Cefalu

ATTEST

BILLIE MITCHELL, County Clerk and ex-officio
Clerk of the Board of Supervisors

By Margaret E. Moody
Deputy Clerk

Noes:

Absent:

Supervisor James R. Sweeney
Supervisor Michael C. Visman

None

Patricia R. Lowe
Chairman, Board of Supervisors

DATE	COPIES SENT TO
9/9/88	Planning County Council The Democrat

Chapter 15.12

15.12.010	Established
15.12.020	Powers and duties
15.12.030	Composition and appointment of members
15.12.040	Ex officio members
15.12.050	Removal of members
15.12.060	Meetings
15.12.070	Expenses of members--Traveling expense
15.12.080	Method of appeals

BOARD OF APPEALS

15.12.010 Established. In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of this code, there is created a Board of Appeals. (Ord. 3206 section 2 (part), 1981: prior code section 15.02.00)

15.12.020 Powers and Duties. The Board of Appeals shall:

A. Elect a chairman by majority vote of the board at the first meeting held in each year;

B. Hear and determine appeals from the ruling of the Building Official concerning any of the codes adopted by the ordinance codified in this title:

C. Have the authority to approve the use of any material or method of construction not specifically prescribed by this code, provided that the proposed design is satisfactory and that the material or method of work offered is for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Each approval of the use of an alternative material or method of construction shall be singular and shall not be applied as a modification of the regulations of this code;

D. Adopt reasonable rules and regulations for conducting its hearings and meetings; the rules shall be called the bylaws of the Building Division Board of Appeals;

E. In connection with hearing appeals from the rulings of the Building Official, the board shall render all findings of facts and decisions in writing. A copy of each such findings and decisions shall be sent to the Building Official, the Board of Supervisors and the appellant.

F. The decisions of the appeals board shall be final.

G. Recommend to the Board of Supervisors any new legislation necessary or any change to existing regulations it deems necessary. (Ord. 3206 section (part), 1981: prior code section 15.02.02)

15.12.030 Composition and appointment of members.

A. The Board of Appeals shall consist of seven members, not officials or employees of the county, five of whom are qualified by experience and training to pass upon matters pertaining to building construction and two members from the Community at large. The seven members of the Board of Appeals shall be appointed by the Board of Supervisors. ~~by a resolution of the Board duly passed and adopted.~~

~~B. The board shall consist of one registered civil engineer, one electrical contractor, one plumbing contractor, one general contractor or developer, one architect, and two members from the community at large.~~

E. B. Any member of the Board of Appeals shall have the right to call for assistance from any advisors he chooses at no cost to the county.

D. C. The terms of the appeals board members shall be for three years unless removed pursuant to Section 15.12.050. (Ord. 3206 section 2 (part), 1981: prior code section 15.02.04.

15.02.040 Ex officio members. The Building Official shall serve as ex officio member of the Board of Appeals and shall act as secretary to the board. (Ord. 3206 section 2 (part), 1981; prior code section 15.02.06)

15.12.050 Removal of members.

A. Each member of the Board of Appeals shall serve at the will of the Board of Supervisors and may be removed without cause by majority vote of the Board of Supervisors.

B. In the event a member is removed, a new member of the Board of Appeals shall be appointed by the Board of Supervisors within forty-five days. (Ord. 3206 section 2 (part), 1981: prior code section 15.02.08)

15.12.060 Meetings. Meetings of the Board of Appeals shall be called as necessary by the chairman or the Building Official, but in no event shall the board meet less than once each year for election of officers and other such business as may be introduced

by the members. (Ord. 3206 section 2 (part), 1981: prior code section 15.02.10)

15.12.070 Expenses of members--Traveling expense. All members of the Board of Appeals shall serve without compensation, except as provided for by county policy. (Ord. 3206 section 2 (part), 1981: prior code section 15.02.12)

15.12.080 Method of appeals.

A. Appeals shall be made and conducted as provided in Chapter 12 of the Uniform Housing Code, 1985 Edition.

B. Appeals from decisions of the Building Official shall be in writing on forms provided by the Building Division.

C. Each separate appeal shall be accompanied by a fee of fifty dollars which shall be deposited into the general fund.

D. The Board of Appeals shall hear the appeal within ten working days after application has been filed with the Building Official and shall render their findings to the appellant in writing within five days after the hearing. (Ord. 3206 section 2 (part), 1981; prior code section 15.02.14)