

MARIPOSA COUNTY ORDINANCE NO. 836

AN ORDINANCE MODIFYING TITLE 15 OF COUNTY CODE REGARDING BUILDING AND GRADING STANDARDS.

WHEREAS, the Board of Supervisors has determined that modifications to Title 15 of County Code are necessary to clarify technical building and grading requirements within the correct code.

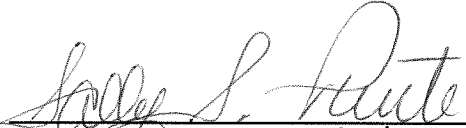
NOW THEREFORE, the Board of Supervisors of Mariposa County, a political subdivision of the State of California does ordain as follows:

Section I - Title 15 of Mariposa County Code shall be modified as delineated in Exhibit A attached hereto.

Section II - This ordinance shall become effective thirty (30) days from the date of final passage pursuant to California Government Code Section 25123.


PASSED AND ADOPTED this 8th day of September, 1992 by the Board of Supervisors of Mariposa County by the following vote:

AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER
NOES: NONE
ABSTAINED: NONE
EXCUSED: NONE



SALLY S. PUNTE, Chairman
Mariposa County Board of Supervisors

ATTEST:


MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


JEFFREY G. GREEN, County Counsel

Chapter 15.10

ADOPTION OF UNIFORM CODES

Sections:

- 15.10.010 Adoption of uniform codes.
- 15.10.015 Building permit exemptions.
- 15.10.020 Exceptions and superseding provisions.
- 15.10.030 Utility service requirements.
- 15.10.040 Fees set by resolution.
- 15.10.050 Notice of non-compliance.
- 15.10.060 Penalties.

15.10.010 Adoption of uniform codes.

The following uniform codes are adopted by reference and except as otherwise provided in this chapter, are applicable to and shall govern all construction within the county;

- A. The Uniform Building Code, latest adopted edition as amended from time to time, as adopted by the international Conference of Building Officials;
- B. The Uniform Mechanical Code, latest adopted edition as amended from time to time, as adopted by the International Conference of Building Officials;
- C. The National Electric Code, latest adopted edition as amended from time to time, as adopted by the National Fire Protection Association;
- D. The Uniform Plumbing Code, latest adopted edition as amended from time to time, as adopted by the International Association of Plumbing and Mechanical Officials. (Ord. 667 Sec.1, 1986; Ord. 541 Sec. 1(part), 1980).

15.10.015 Building permit exemptions.

- A. Any remodeling or repair project with a value of less than five hundred dollars (\$500) wherein the project is nonstructural in nature and further wherein the project has no electrical or plumbing aspects there shall not be required a building permit from the County of Mariposa. (Ord 695 Sec.1, 1987)
- B. There shall be no building permit required for a one story residential storage building or agricultural building if the following requirements are met.
 - 1. The structure contains less than four hundred (400) square feet and has a value of less than one thousand dollars (\$1,000). (Ord. 721 Sec. 1, 1988).
 - 2. The structure is a separate building not located closer than 3 feet from any existing or future building and has no plumbing or electrical aspects or hook-ups.
- C. If the structure referred to in Subsection B above needs an electrical and/or plumbing permit then in that event the electrical and/or plumbing permit shall be the only permit required and a building permit for the structure shall not be required. (Ord 721 Sec.1, 1988).

15.10.020 Exceptions and superseding provisions.

The following provisions of the uniform codes adopted in this chapter are deleted, amended and superseded by other provisions of this code as hereinafter indicated:

A. Chapter 70 of the Uniform Building Code is superseded by the provisions of Chapter 15.28, Grading and Excavation of the Mariposa County Code to the extent that Chapter 70 is inconsistent or in conflict therewith.

B. Each and every provision of each of the uniform codes adopted pursuant to this chapter which purports to establish fees for permits and inspections is superseded by the provisions of this chapter, which superseded provisions shall include, but not be limited to, the following:

1. Section 303 of Chapter 3 of the Uniform Building Code;
2. Section 304 of Chapter 3 of the Uniform Mechanical Code;
3. Section 20.7 of Part I of the Uniform Plumbing Code.

C. Each and every provision of each of the uniform codes adopted pursuant to this chapter which purports to establish penalties for violations of this code or of the various uniform codes adopted, superseded by the provisions of this chapter, which superseded provisions shall include, but not be limited to, the following:

1. Section 205 of Chapter 2 of the Uniform Building Code;
2. Section 202 of Chapter 2 of the Uniform Mechanical Code;
3. Section 20.3 of Part I of the Uniform Plumbing Code. (Ord 541 Sec.1(part), 1980).

D. Use of wooden or shake shingles.

The use of wooden shingles, wooden shakes or similar roofing materials shall be allowed in construction and/or reconstruction in the County of Mariposa upon the following conditions:

1. The wooden shingles, wooden shakes, or similar wooden roofing material must be of either Class "A", or Class "B" rating by the underwriters laboratory.

2. The material must be wrapped, labeled and inspected by the Mariposa County building division before the wrappers are removed. After inspection, the wrappers shall be removed by the owner or his representative, and given to the building inspector.

3. There shall be an inspection fee as approved by the board of supervisors.

4. This ordinance shall apply to all new construction and replacement of existing roofing material.

5. This ordinance shall apply to buildings whether or not the building itself requires a building permit. (Ord 694 Sec.1, 1987).

E. Skirting of mobile homes.

All mobile homes installed shall be skirted so that a continuous vertical wall to ground level is created. The design, construction and installation of the skirting shall comply with all requirements of Section 2516 of the Uniform Building Code in regards to materials, decay and termite protection and ventilation.

F. Pans and Drains serving Liquefied Petroleum Gas Appliances.

26 gauge, galvanized, water tight, sheet metal pan or equivalent with a minimum of 3 inch tall sides with a 3/4 inch minimum drain line shall be installed under all liquefied petroleum gas (LPG) appliances such as furnaces and water heaters where a risk of LPG buildup within a structure is possible as determined by the building official. The drain line shall have a minimum slope of 3/4" per foot to an approved venting location at the exterior of the building.

G. Reinforcing steel poured concrete foundations.

A minimum of two 1/2" deformed reinforcing bars shall be installed in all poured-in-place continuous concrete footings intended to support a building unless specific structural engineering identifies an alternative standard.